

Date: 15/07/2020

**Office Note:****Subject: PMAY – HFA (U) Minutes of 26<sup>th</sup> Meeting of SLSCMC**

The 26<sup>th</sup> meeting of State Level Sanctioning and Monitoring Committee (SLSCMC) for PMAY-HFA (U) was held on 26.06.2020, in the Samiti Kaksha of Hon'ble Chief Secretary, 6th floor, Mantralaya, Mumbai as directed by Hon'ble Chief Secretary. The meeting was attended by following members of SLSCMC.

- i. Shri Ajoy Mehta, Chief Secretary, Government of Maharashtra & Chairman SLSCMC
- ii. Shri Sanjay Kumar, Additional Chief Secretary, Housing Department Member SLSCMC
- iii. Shri Praveen Pardeshi Additional Chief Secretary , Urban Development-1 & member SLSCMC
- iv. Shri Milind Mhasker, Mission Director, PMAY, MHADA & Member Secretary SLSCMC
- v. Shri Rajendra Miragane Joint Chairman Maharashtra housing Development corporation, Member SLSCMC

The Minutes are submitted herewith for approval.

Mission Director PMAY (U)  
V.P. & CEO MHADA &  
Member Secretary, SLSCMC/PMAY

Additional Chief Secretary  
Housing Department  
Member SLSCMC

Chief Secretary  
Government of Maharashtra &  
Chairman SLSCMC

26th SLSMC Meeting

**Minutes of the  
26<sup>th</sup> Meeting of State Level Sanctioning & Monitoring Committee (SLSMC) for PMAY-  
HFA (U)**

26<sup>th</sup> SLSMC Meeting

26th SLSMC Meeting

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**Minutes of the 26<sup>th</sup> meeting of State Level Sanctioning and Monitoring Committee (SLSMC) for PMAY- HFA (U) held on 26<sup>th</sup> June, 2020**

1. The 26<sup>th</sup> meeting of SLSMC for PMAY-HFA (U) was held on 26<sup>th</sup> June 2020 at 12.00 hrs at Conference hall of Chief Secretary's office 6<sup>th</sup> floor, Mantralaya, Mumbai.
2. The Honorable Chief Secretary, Govt. of Maharashtra and Chairman, SLSMC Shri. Ajay Mehta presided over the meeting. The List of Participants is at **Annexure-I**.
3. The Member Secretary welcomed the Honorable Chief Secretary, and all members present and briefed them about the agenda of the meeting.
4. The minutes are as follows.

<b>Important Observations/Directions of SLSMC</b>	
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 Chief Secretary, emphasized on the need of early start of project/ houses approved under PMAY (U).
7.	ULB/Implementing agencies/Developers to ensure all the plots under the project are in developable zone.
8.	ULB/Implementing agencies/Developers to ensure the plot area of the beneficiaries which has been considered in this DPR is developable as per ULB's Building Bye-laws.
9.	ULB to ensure that the Aadhar details of beneficiaries with regards to their number and name is accurate while updating in PMAY(U) MIS.
10.	ULB/Implementing agencies/Developers to ensure that Carpet Area considered for the house should be as per the amendment made in guidelines of PMAY (U).
11.	ULBs/Implementing agencies/Developers to ensure that all the documents attached with DPR are certified by competent authority of ULB.
12.	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.



13. In AHP / PPP Projects/Joint venture project, demand risk shall be borne by the developer / Project proponent.
14. All the implementing Agencies /Developers are directed to ensure basic infrastructure such as access road, water supply, electricity is available to the project.
15. All other statutory permissions / NOCs like environmental clearance if needed be obtained by the project proponent / I.A.
16. 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.
17. The Chairman SLSCMC & Chief Secretary again directed that the ULB wise targets given are indicative and proposals beyond target should be solicited.
18. The Chairman SLSCMC & Chief Secretary, directed that for AHP-PPP projects the possibility of funds routed through RERA escrow account be explored and if it is possible then both State and Central share fund should be routed through RERA escrow account.
19. The ULB/Implementing agencies/Project proponents/Developers to comply with the observations of SLSCMC. They should also ensure that the projects are completed before stipulated PMAY (U) mission period or project period whichever is earlier.

## 26/1: Confirmation of minutes of 25<sup>th</sup> Meeting of SLSCMC under PMAY

The minutes of 25<sup>th</sup> meeting of SLSCMC were confirmed.

### Projects under ISSR

## 26/2: Construction of 153 EWS under ISSR, at Mahakali Nagar, Valmikli Nagar, and Laxmi Vasahat Panvel

### A. Basic Information: -

Component	ISSR
Name of Implementing Agency	Panvel Municipal Corporation
Project Cost	Rs. 3167.08Lakh
Central Assistance	Rs. 153Lakh
State Share	Rs. 153Lakh.
Implementing Agency Share	Rs. 2677.48Lakh.
Beneficiary Share	Rs. 183.6Lakh.
Total No of Dwelling Units	153

### B. SLSCMC Observations: -

- 1) The land is in the name of Panvel Municipal Corporation. and within Municipal Limits.
- 2) The land under these slums are declared as slum area.
- 3) Approach Road of 9.0 is available.
- 4) Assurance for Electric supply from MSEDCL is enclosed.
- 5) **The sale Price of EWS DU is proposed as Rs. 3.2 Lakhs. for the beneficiaries residing in slum before year 2000. The slum rehabilitation of slum dwellers residing before 2000 is to be done free of cost, however in the present case the beneficiary share is 1.2 lakhs which needs clarification. However the express consent from slum dwellers is not attached with the DPR.**
- 6) **The time period considered is 36 months which runs beyond PMAY scheme dead line of 2022, which needs to be curtailed up to mission period.**

### C. SLSCMC Appraisal: -

The DPR is recommended for approval of CSMC

**26/3:Construction of 116 EWS under ISSR, at Kachhi Mohalla slum, Patel Mohalla slum Panvel**

**A. Basic Information: -**

Component	ISSR
Name of Implementing Agency	Panvel Municipal Corporation
Project Cost	Rs. 1596.17Lakh
Central Assistance	Rs. 116Lakh
State Share	Rs. 116Lakh
Implementing Agency Share	Rs. 1224.97 Lakh
Beneficiary Share	Rs. 139.2Lakh
Total No of Dwelling Units	116

**B. SLSMCObservations: -**

- 1) The land is in the name of Panvel Municipal Corporation. and within Municipal Limits.
- 2) The land under these slums are declared as slum area.
- 3) Approach Road of 9.0 is available.
- 4) Assurance for Electric supply from MSEDCL is enclosed.
- 5) **The sale Price of EWS DU is proposed as Rs. 3.20 Lakhs. for the beneficiaries residing in slum before year 2000. The slum rehabilitation of slum dwellers residing before 2000 is to be done free of cost, however in the present case the beneficiary share is 1.20 lakhs. However the express consent from slum dwellers is not attached with the DPR.**
- 6) **The time period considered is 36 months which runs beyond PMAY scheme deadline of 2022, which needs to be curtailed up to mission period.**

**C. SLSMCAppraisal: -**

The DPR is recommended for approval of CSMC

## **Projects under AHP**

**26/4:Construction of 1056 EWS & 336 LIG DU's under Phase II of Nakshtrawadi, Aurangabad**

### **A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Aurangabad Board, MHADA
Project Cost	Rs.14414.40 Lakh
Central Assistance	Rs. 1584.00 Lakh
State Share	Rs. 1056.00 Lakh
Implementing Agency Share	Rs. 0Lakh
Beneficiary Share	Rs.11774.40 Lakh
Total No of Dwelling Units	1056

### **B. SLSCMC Observations: -**

- 1) There is no mention of details of Phase I and also status that of in the proposal.
- 2) There is no specific mention of feasibility of sale of EWS & LIG T/s with the proposed sale price.
- 3) The Sale price proposed for EWS in phase I which is approved in 10th CSMC meeting dt.22.07.2016 is Rs.9.77 lakh against now proposed Rs.13.65 lakh. Infra cost seems at higher side Thus cost is on higher side. The sale price is prepared as for Authority fund & not as per "157" ACS. Chief officer to Justify the cost per unit considering the ASR
- 4) DPR scrutiny sheet not enclosed.
- 5) Executive summary not enclosed.
- 6) Undertaking (20 points) not enclosed.
- 7) There is no mention of approach road in the proposal.
- 8) Assurance for w/s & Electric supply needs to be enclosed.
- 9) Location of site to be marked on DP plan.
- 10) Carpet area calculation for each unit as per RERA not enclosed.
- 11) Certificates regarding land free from encumbrances is not enclosed.
- 12) All estimates are not certified by Executive Engineer.

### **C. SLSCMC Appraisal: -**

The DPR is recommended for approval of CSMC

**26/5:Construction of 1000 DUs through Pandit Dindayal Upadhyay Asanghatith Kamgar Sahakari Sanstha @ S. No. 6664/5B Solapur**

**A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Pandit Deendayal Upadhyay Asanghatit Kamgar Sahakari Gruhanirman Sanstha
Project Cost	Rs. 6807.80Lakh
Central Assistance	Rs. 1500.00Lakh
State Share	Rs. 1000.00Lakh
Implementing Agency Share	Rs. 0 Lakh
Beneficiary Share	Rs. 4307.80Lakh
Total No of Dwelling Units	1000

**B. SLSMCObservations: -**

- 1) The proposal is submitted by society, however as per guidelines only ULBs, Housing agency like MHADA, CIDCO, PMRDA, NMRDA are implementing agencies except for Ray Nagar Federation. While approval to the earlier DPR, the matter was discussed in 22nd SLSMC and SLSMC directed to issue necessary orders to include society as implementing agency by Government. However, the same is yet to be done.
  - 2) All Annexures, Executive summary, checklist are filled up in ink by overwriting, all these shall be fairly typed and resubmitted.
  - 3) Annexure to be signed by both Chief Officer, Pune Board and Chairman of the society.
  - 4) DPR scrutiny checklist not enclosed.
  - 5) Solapur Municipal Corporation has not given firm assurance for water supply as the same is outside Municipal Corporation limit.
  - 6) Proposed project is not in Mission city and at a distance of 0.50 km from municipal limit.
  - 7) As regards approach road, there is 12 m WBM road is available.
  - 8) Plan and estimates are not certified by Board officials.
- Please comply above remarks and resubmit the proposal. It is requested to comply the points raised and resubmit the proposal for consideration of SLSMC, SLSMC & CSMC.

**C. SLSMCAppraisal: -**

The DPR is not recommended for approval of CSMC

**26/6: Construction of 3317EWS&1566 LIG in Sector 12 of PCNTDA.****A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Pimpri Chinchwad New Town development Authority.
Project Cost	Rs. 32838.30Lakh
Central Assistance	Rs. 4975.50Lakh
State Share	Rs.3317.00Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 24545.80Lakh
Total No of Dwelling Units	3317

**B. SLSMCObservations: -**

- 1) Land is in R- Zone.
- 2) Approach Road of 24m is available.
- 3) The sale Price of EWS DU is Rs. 9.90 Lakhs
- 4) The plans showing the details of S.No. included in the sector12 is not attached with DPR.
- 5) The plan showing carpet area of one unit is not attached with DPR.

**C. SLSMC Appraisal: -**

The DPR is recommended for approval of CSMC

**26/7: Construction of 400EWS &150 MIG at Site No. 1A, S.No. 60/1A,60/1B,60/2A+2B & 60/3 Mouza Warwade,Tal. Shirpur Warwade, Dist. Dhule****A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Shirpur Warwade Municipal Council
Project Cost	Rs. 3523.20 Lakhs
Central Assistance	Rs. 600.00 Lakhs
State Share	Rs. 400.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs. 2523.20 Lakhs
Total No of Dwelling Units	400

**B. SLSMC Observations: -**

- 1) The land is in the name of Shirpur Warwade Municipal Council and within Municipal Limits.
- 2) Land is in R- Zone.
- 3) Approach Road of 15m & 12m are available.
- 4) Assurance for Electric supply from MSEDCL is enclosed.
- 5) The sale Price of EWS DU is proposed as Rs. 8.808 Lakhs.

**C. SLSMC Appraisal: -**

The DPR is recommended for approval of CSMC

**26/8:Construction of 479EWS,157 LIG and 90shops at Mahakali Nagar, Valmikli Nagar,Tapa Naka at Panvel**

**A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Panvel Municipal Corporation
Project Cost	Rs. 15985.58 Lakh
Central Assistance	Rs. 718.50 Lakh
State Share	Rs.479.00 Lakh
Implementing Agency Share	Rs. 8305.91 Lakh
Beneficiary Share	Rs. 6482.15 Lakh
Total No of Dwelling Units	479

**B. SLSMCObservations: -**

- 1) The land is in the name of Panvel Municipal Corporation. and within Municipal Limits.
- 2) Land is in R- Zone.
- 3) Approach Road of 9.0 is available.
- 4) Assurance for Electric supply from MSEDCL is enclosed.
- 5) The sale Price of EWS DU is proposed as:
  - a)10.78 for 155 Dus under at construction cost
  - b)10.87 for 150 Units at construction cost
  - c)25.15for free sale for 174 DUs
- 6) The time period considered is 36 months which runs beyond PMAY scheme deadline of 2022, which needs to be curtailed up to mission period.

**C. SLSMCAppraisal: -**

The DPR is recommended for approval of CSMC

**26/9:Construction of 1482 EWS and 96 shops at Kachhi Mohalla slum, Patel Mohalla slum Panvel**

**A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Panvel Municipal Corporation
Project Cost	Rs. 28301.03 Lakh
Central Assistance	Rs. 2223.00 Lakh
State Share	Rs. 1482.00 Lakh
Implementing Agency Share	Rs. 4931.53 Lakh
Beneficiary Share	Rs.19664.50 Lakh
Total No of Dwelling Units	1482

**B. SLSMC Observations: -**

- 1) The land is in the name of Panvel Municipal Corporation and within Municipal Limits.
- 2) Land is in R- Zone.
- 3) Approach Road of 9.0 is available.
- 4) Assurance for Electric supply from MSEDCL is enclosed.
- 5) The sale Price of EWS DU is proposed as a)10.87 lakhs for 822v Dus b) 21.86 lakh for balance 660 DUs
- 6) The time period considered is 36 months which runs beyond PMAY scheme deadline of 2022.

**C. SLSMCA appraisal: -**

The DPR is recommended for approval of CSMC

**Projects under AHP/PPP**

**26/10:Construction of 832EWS, 591 LIG at S.No.23/1,23/2/A,23/5/B,23/8,23/9,23/10,23/11,23/12,23/13 &12/3 at village Bhainderpada,Thane**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. Anjur Warehouse Pvt.Ltd.through Konkan Board
Project Cost	Rs. 22913.00Lakh
Central Assistance	Rs. 1248.00 Lakh
State Share	Rs. 832.00 Lakh



Implementing Agency Share	0
Beneficiary Share	Rs. 20833Lakh
Total No of Dwelling Units	832

**B. SLSMCObservations: -**

- 1) The land is in ECO sensitive zone. NOC from forest department is not given yet. It is mentioned in the minutes of meeting issued by Sanjay Gandhi National Park Eco Sensitive Zone Monitoring Committee and letter dt 26-6-2019 issued by member Secretary of committee that the committee will take decision regarding allowing this project after getting approval to the plans from planning authority.
- 2) The land is 150m from main Ghodbunder road, and the approach is from 6m existing road & 9, existing road. As per UD notification dt 7-3-2019 minimum 15m wide approach road is required.
- 3) Regarding land ownership, the part land is owned by all applicants.
- 4) A) The estimated cost per DU as per DPR is Rs.31.52 lakh.  
B) Cost as per ASR is Rs. 23.199 lakhs  
C) Cost per DU demanded by PP is Rs.27.54 lakhs which is 18.71% above ASR cost. Which is in tune with pricing policy.

**C. SLSMCAppraisal: -**

The DPR is deferred . The CO/Konkan Board/ the Project proponent to explain the observations.

**26/11:Construction of 490EWS Dus at S.No.133/4/1 at Ambejogai Dist Beed.**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	Modi Developers through Aurangabad Board
Project Cost	Rs. 3920.00Lakh
Central Assistance	Rs. 735.00Lakh
State Share	Rs.490.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 2695.00Lakh
Total No of Dwelling Units	490

**B. SLSMCObservations: -**

- 1) The proposed site is located in fringe area of Ambejogai Municipal council outside 250 mtr. from the municipal limit.
- 2) The land is R Zone, the required access, on site & offsite infrastructure is available in the vicinity.
- 3) (a) The estimated cost per DU is Rs.8.00 lakh.  
(b) The cost per DU as per ASR Rs. 5.19 lakh. (based on carpet area x1.1 (Rera carpet)  
(c) The project proponent has claimed Rs.8.00kh per DU which is 54.14 % over ASR cost. which is more than 20%over ASR stipulated in GR.  
(d) Hence the cost proposed is to be finalized by Pricing Committee.
- 4) Assurance for water supply from Ambejogai Municipal Council and Electric supply from MSEDCL is enclosed.

### C. SLSMCApraisal: -

It is directed to submit the project before Pricing committee

### 26/12:Construction of520 EWS Dus at gat No 22/1 & 21/1 Wasangaon, Dist Latur

#### A. Basic Information: -

Component	AHP/PPP
Name of Implementing Agency	Divya Constructionthrough Aurangabad Board
Project Cost	Rs. 4290.00Lakh
Central Assistance	Rs. 780.00Lakh
State Share	Rs. 520.00Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 2990.00 Lakh
Total No of Dwelling Units	520

#### B. SLSMC Observations: -

- 1) The proposed site is on fringe area abutting the municipal limit of Latur.
- 2) The land is R Zone, the required access, on site & offsite infrastructure is available in the vicinity.
- 3) (a)The estimated cost per DU is Rs.9.60 lakh.  
(b)The cost per DU as per ASR Rs.6.925 lakh.( based on carpet area x1.1 ( Rera carpet)  
(c) The difference between ASR & Estimated is 38.63%  
(d)The project proponent has claimed Rs.8.25 lakh per DU Which is 19.25% over ASR cost.  
(e) The incentive over ASR allowed in this case is 20%, The project proponent has demanded cost per DU within allowable incentive. The SLSMC to consider the same.

- 4) Assurance for water supply from Latur Municipal Corporation and Electric supply from MSEDCL is enclosed.

**C. SLSMC Appraisal: -**

The DPR is recommended for approval of CSMC

**26/13: Construction of 150 EWS DU's on Survey No. 71 Hissa No. 2 /1 of village Kolgaon Muncipal Area Tal. Sawantwadi Dist. Sindhudurg.**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	Shri. V.V. Deshpande in partnership with Konkan Board.
Project Cost	Rs. 1326.00 Lakh
Central Assistance	Rs. 225.00 Lakh
State Share	Rs. 150.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 951.00 Lakh
Total No of Dwelling Units	150

**B. SLSMC Observations: -**

- 1) The proposal was placed before SLSMC dt.25/02/2019. The same was not approved since the water supply assurance was not submitted and inadequate width of access Road. Now the revised proposal is scrutinized and recommended by CO konkan board.
- 2) As per the said report it is seen that
  - a) the land is owned by project proponent.
  - b) the assurance given by MSEB for providing electric supply to project is attached with the DPR.
  - c) the assurance given by municipal council Sawantwadi for providing water supply is attached with the DPR.
  - d) the project is having 24 M. wide approach road.
  - e) **The estimated cost of DU is 9.88 lakh. The cost as per ASR is 7.36 lakh. The difference is 34.24% over ASR. Project Proponent has demanded Rs. 8.84 lakh which is 20.10% over ASR. The project proponent subsequently agreed to 20% above ASR as per GR provisions.**

**C. SLSMC Appraisal: -**

The DPR is recommended for approval of CSMC

**26/14:Construction of 190 EWS Gut No.223/B/2 at Ausa, Dist Latur**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. MJP Builders & Developers with Aurangabad Board
Project Cost	Rs. 1320.00Lakh
Central Assistance	Rs. 240.00 Lakh
State Share	Rs. 160.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 920.00 Lakh
Total No of Dwelling Units	160

**B. SLSMC Observations: -**

- 1) The said land falls within 0.50 km of mission city
- 2) Land falls under R Zone.
- 3) Land is owned by Partners of the firm.
- 4) Executive summary is in complete.
- 5) Annexure.II undertaking is in complete.
- 6) **Though it is stated in office note the direct access from 60m Solapur - Latur highway is not seen on Google map & DP plan. Hence access cannot be confirmly ascertained.**
- 7) Assurance for Water Supply & Electric supply from competent authority enclosed.
- 8) Notarized Partnership deed is submitted.
- 9) **a) Estimated cost prepared by Developer is 9.47 lakhs.  
b) Cost per DU as per ASR is wrongly calculated. Multiplying factor for conversion of carpet to Built up is considered twice, which comes to Rs.6.98 lakh.  
c) The cost per DU as per ASR as per pricing policy comes to Rs. 6.08 lakhs. The difference between ASR 7 estimated cost is 55.75%. Developer has demanded Rs.8.25 lakhs which is 35.69% above ASR & hence proposal needs to be referred to Pricing Committee.**

**C. SLSMC Appraisal: -**

It is directed to send the proposal to Pricing committee.

**26/15: Construction of 11758 EWS on C.T.S.No. 1627/A, S.No. 169(P) at Marol Maroshi, Tal. Goregoan & Dist. Mumbai.**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. Royal Palms India Pvt.Ltd. In Partnership with Mumbai Board.
Project Cost	Rs. 352152.10 Lakh
Central Assistance	Rs. 17637.00 Lakh
State Share	Rs. 11758.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 322757 Lakh
Total No of Dwelling Units	11758

**B. SLSCMC Observations: -**

- 1) The proposal is scrutinized and submitted by CO/ Mumbai Board.
- 2) The land is in green zone. Undertaking annexure 7B and executive summary are not signed by CO/ Mumbai board.
- 3) The land proposed is in Municipal Corporation of greater Mumbai limit. Project period considered in DPR is 36 month which is beyond PMAY mission Period. Approach of scheme is from 9.0 m wide road however as per UDD notification min of 15.0 m road is required.
- 4) Cost as per estimate is Rs. 28.21 lakh as per ASR Rs.37.656 Lakh the percentage difference between ASR and estimated cost is 25.7% less than ASR cost. The cost per DU demanded by project proponent is Rs.29.95 lakh which is less than ASR cost.
- 5) Assurance for water supply, electricity is not enclosed. Detailed estimates are not submitted with proposal. Location is not marked on Dp plan also the DP plan is black and white hence cannot speak on zone and google sheet is not readable.

**C. SLSCMC Appraisal: -**

The DPR is deferred. It was directed to obtain report regarding reservation of the land and development as per prevailing norms.

**26/16: Construction of 230 EWS on S.No. 2/3/Aat village Bamnoli, Karjat.**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. Aansh Associates through Konkan Board

Project Cost	Rs. 2542.00 Lakh
Central Assistance	Rs. 300.00 Lakh
State Share	Rs. 200.00Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 2042.00 Lakh
Total No of Dwelling Units	200

#### **B. SLSMC Observations: -**

- 1) The proposed scheme is in Residential Zone
- 2) **The estimated cost of EWS calculated By Developer is Rs. 14.14 lakhs, the cost of EWS as per ASR is Rs. 11.56 lakhs. The difference is 22.32% over ASR cost, the project proponent has claimed Rs.12.71 lakhs which is 9.95% over ASR cost, which is within stipulated incentive allowed over ASR cost mentioned in the GR.**
- 3) Assurance for Electric supply from competent authority attached.
- 4) Assurance for water Supply is given by Karjat Municipal Council.
- 5) **The time period considered in DPR for the project is 36 months, which runs beyond PMAY deadline of 2022**
- 6) **The NA order issued by Collector / Raigad dt.08.02.2018 for commercial use & Gr+4 floors 14.50 mts height for one year. In the project the residential buildings. However, in the project Still+7 floors are proposed. The Project Proponent has given undertaking that they will not start construction as per earlier approval and cancel the building permission given by Collector. They will seek fresh approval as per PMAY guidelines from Competent Authority after the project is approved under PMAY.**

#### **C. SLSMC Appraisal: -**

The DPR is not recommended for approval of CSMC.

**26/17: Construction of 556EWS,189 LIG & 24 shops at S.No. 103/3/A and S.No.103/3/4 at village Kamatghar, Bhivandi.**

#### **A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	VidishaDeveloper through KonkanBoard
Project Cost	Rs. 6697.90 Lakh
Central Assistance	Rs. 697.50Lakh
State Share	Rs. 465.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 5535.36 Lakh

Total No of Dwelling Units	465
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**B. SLSCMC Observations: -**

- 1) The land is in R Zone. The land is Adiwasi land and no transaction is permitted without approval of Competent authority. The Chief Officer Bhivandi Nizampur M.C. has stated that there is no bar on Development. The developer has submitted undertaking that he will get sanction from collector for sale of DUs once the proposal is approved.
- 2) a) In the Earlier submission the Project proponent had proposed Estimated cost is Rs. 15.706 lakhs. Now the same revised based on Current schedule of rates which works out to Rs. 16.71 lakhs.  
b) Cost as per ASR is Rs. 12.00 lakhs. The estimated cost is 39.25% over ASR.  
c) The project proponent has demanded Rs. 14.404 lakhs which is 20% over ASR cost. Which is permissible as per pricing policy GR.
- 3) Assurance for Water Supply & Electric Supply from competent authority is enclosed.

**C. SLSCMC Appraisal: -**

The DPR is not recommended for approval as proposal is subjected to approval by collector for sale permission.

**26/18:Construction of 3288 EWS &36 LIG at S.No.145,146 & 147/1 at village Pen Tal Pen, Dist. Raigad**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	AnishPropertiesPvt. Ltd. WithKonkanBoard
Project Cost	Rs.48046.00 Lakh
Central Assistance	Rs. 4932.00 Lakh
State Share	Rs.3288.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 39825.56 Lakh
Total No of Dwelling Units	3288

**B. SLSCMC Observations: -**

- 1) Land is in R - Zone.
- 2) Land is within Pen Municipal Council limit.
- 3) The Land is in the names of Partners of the Company.

- 4) a) Estimated cost is Rs. 16,38,000.00  
b) Cost as per ASR Rs. 12,17,700.00. The estimated cost of EWS is 34.56% over cost as per ASR.  
c) Cost of EWS demanded by Project Proponent Rs. 14,45,000.00. This is 18.73% over ASR cost, which is within permissible 20% as per GR.
- 5) It is mentioned that there is existing CC road, of width 12.00m However as per PMAY guidelines min. 15 m road is required for access. Further it is mentioned that 12 m DP road is proposed which will be constructed by the developer after getting Commencement certificate.
- 6) Assurance for water supply & electric supply are given by competent authorities.

### C. SLSMC Appraisal: -

The DPR is not recommended for approval

**26/19: Construction of 620 EWS Du under PMAY AHP-PPP on S.No.82/3,82/5/A,82/5/B, 82/6,82/7 at Palaspe, Panvel**

### A. Basic Information: -

Component	AHP/PPP
Name of Implementing Agency	M/s. Platinum Corporation Smart &affordable residences LLP in partnership with Konkan Board.
Project Cost	Rs. 13987.20 Lakh
Central Assistance	Rs. 930.00 Lakh
State Share	Rs. 620.00Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 12437.20Lakh
Total No of Dwelling Units	620

### B. SLSMC Observations: -

- 1) The land under project falls under NAINA area, CIDCO has given letter that the said land is not included in TP scheme.
- 2) The land is in N3 zone i.e. mixed zone. As per PMAY guidelines R zone, Green Zone & ND zone are covered in PMAY. The chief Officer has submitted that as per DCPR for part IDP for NAINA Residential Development is allowed in N3 Zone.
- 3) Approach road of 12m service road along 60m Goa highway.
- 4) a) The estimated cost is Rs.26.55 lakhs.  
b) Cost as per ASR is calculated by considering ASR rate with 10% for



land over 2 ha. & 10% for high rise buildings. As such the cost as per ASR for EWS is Rs. 18.95 lakhs. The difference between Estimated cost & ASR is 40.10%

c) Cost demanded by Project Proponent is Rs.22.51 lakhs which is 18.78% over ASR cost. As per pricing Policy 20% incentive is permissible over ASR cost.

- 5) The time period for the project considered is 36 months, which runs beyond mission period of PMAY.
- 6) Plans & Estimates are not certified by board officials.
- 7) Assurance for Water supply & Electric supply from competent Authority not enclosed.

### C. SLSCMC Appraisal: -

The DPR is not recommended for approval

**26/20: Construction of 260 EWS+27 LIG+10Shops on S.No.109(P) 109/a/2/3/6/8/1 at village Narpoli, Tal-Bhiwandi.**

### A. Basic Information: -

Component	AHP/PPP
Name of Implementing Agency	M/s. Bhiwandi developers in partnership with Konkan Board
Project Cost	Rs. 3033.20 Lakh
Central Assistance	Rs. 390.00 Lakh
State Share	Rs. 260.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 2383.16Lakh
Total No of Dwelling Units	260

### B. SLSCMC Observations: -

- 1) The land is within Bhivandi Nizampur Municipal Limit.
- 2) The land is in R- Zone
- 3) Assurance for water supply & electric supply from competent authority enclosed.
- 4) The project site has access road of 6.00m wide road However as per UDD guidelines min. 15m wide road is required in Urbanized areas
- 5) a) The cost per unit as per earlier estimate is Rs.12,69,550/- Which is revised by PP to Rs.13.85 lakhs based on current Schedule of rates.  
b) The cost as per ASR is 972202/- The difference between developer's price & price as per ASR is 42.53%.

**C. SLSMC Appraisal: -**

The DPR is not recommended for approval

**26/21: Construction of 200 EWS & 148 LIG at Kh.No.50/1, Ph.No.6,Mouza Digdoh,Tal. Hingna, Dist. Nagpur.**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s.NeevstoneBuildersinpartnership with Nagpur Board
Project Cost	Rs. 2248.00 Lakh
Central Assistance	Rs. 300.00 Lakh
State Share	Rs. 200.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 1748.00Lakh
Total No of Dwelling Units	200

**B. SLSMC Observations: -**

- 1) The proposed scheme is in NMR.
- 2) Percentage of Dus offered under PMAY as per pricing Policy 57%
- 3) The land is in R- Zone.
- 4) a) The estimated cost is Rs.12.32 lakhs  
b) Cost as per ASR is Rs.10.22 lakhs. The estimated cost is 21% over ASR cost.  
c) the cost demanded by Project Proponent is Rs. 11.24 lakhs which is 9.98% over ASR cost, this is within permissible 10% as per GR.
- 5) The assurance of water supply from Digdoh gram panchayat enclosed, the same needs to be from MJP.
- 6) Assurance for electric supply is not attached
- 7) It is mentioned that there is approach road of 24m, however the same is not marked on DP.

**C. SLSMC Appraisal: -**

The DPR is not recommended for approval

**26/22: Construction of 56 EWS & 84 LIG at Kh.No381, Ph.No.46, Mouza Wandongri Tal. Hingna, Dist. Nagpur.**

**A. Basic Information: -**

Component	AHP/PPP
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Name of Implementing Agency	M/s. MilleniumDevelopers &Promoters Pvt.Ltd. in partnership with Nagpur Board
Project Cost	Rs. 694.40 Lakh
Central Assistance	Rs. 84.00 Lakh
State Share	Rs. 56.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 554.40Lakh
Total No of Dwelling Units	56

#### B. SLSCMC Observations: -

- 1) The proposed scheme is in Wandongri Nagar Parishad limit.
- 2) Percentage of Dus offered under PMAY as per pricing Policy 50%, All 56 EWS DUs are offered as per Pricing Policy and 14 LIG DUs are offered as per Pricing Policy to achieve 50% DUs.
- 3) The land is in Green Zone.
- 4) The assurance of water supply from Wandongri Nagar Parishad is enclosed.
- 5) Assurance for electric supply from MSEDCL is attached.
- 6) It is mentioned that there is approach road of 18m
- 7) a) The estimated cost is Rs.15.00 lakhs  
b) Cost as per ASR is Rs.10.38 lakhs. The estimated cost is 44.50% over ASR cost.  
c) the cost demanded by Project Proponent is Rs.12.4 lakhs which is 19.51% over ASR cost, this is within permissible 20% as per GR. Further 14 LIG DUs are offered at Rs.18.14 Lakhs as per pricing policy.
- 8) If approved the sale of EWS & LIG DUs offered as per pricing policy to be incorporated in MoU to be signed between Project Proponent & Nagpur Board.

#### C. SLSCMC Appraisal: -

The DPR is recommended for approval of CSMC

**26/23: Construction of 56 EWS & 77 LIG at Kh. No.380, Ph.No.46, Mouza Wandongri Tal. Hingna, Dist. Nagpur.**

#### A. Basic Information: -

Component	AHP/PPP
Name of Implementing Agency	M/s. MilleniumDevelopers & Promoters Pvt.Ltd. in partnership with Nagpur Board
Project Cost	Rs. 694.40 Lakh
Central Assistance	Rs. 84.00 Lakh
State Share	Rs. 56.00 Lakh

Implementing Agency Share	0
Beneficiary Share	Rs.554.40Lakh
Total No of Dwelling Units	56

#### B. SLSMC Observations: -

- 1) The proposed scheme is in Wandongri Nagar Parishad limit.
- 2) Percentage of Dus offered under PMAY as per pricing Policy 50%, All 56 EWS DUs are offered as per Pricing Policy and 11 LIG DUs are offered as per Pricing Policy to achieve 50% DUs.
- 3) The land is in Green Zone.
- 4) The assurance of water supply from Wandongri Nagar Parishad is enclosed.
- 5) Assurance for electric supply from MSEDCL is attached.
- 6) It is mentioned that there is approach road of 18m
- 7) a) **The estimated cost is Rs.15.00 lakhs**  
b) **Cost as per ASR is Rs.10.38 lakhs. The estimated cost is 44.50% over ASR cost.**  
c) **the cost demanded by Project Proponent is Rs.12.4 lakhs which is 19.51% over ASR cost, this is within permissible 20% as per GR. Further 11 LIG DUs are offered at Rs.18.14 Lakhs as per pricing policy.**
- 8) **If approved the sale of EWS & LIG DUs offered as per pricing policy to be incorporated in MoU to be signed between Project Proponent & Nagpur Board.**

#### C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC

**26/24: Construction of 259 Dus (92EWS & 162LIG ) at Kh.No.190, Mouza Bhokara, Tal. Nagpur (Rural), Dist. Nagpur.**

#### A. Basic Information: -

Component	AHP/PPP
Name of Implementing Agency	M/s. Hakim Constructions Pvt.Ltd. in partnership with NagpurBoard
Project Cost	Rs. 900.48 Lakh
Central Assistance	Rs. 138.00 Lakh
State Share	Rs. 92.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 670.48Lakh
Total No of Dwelling Units	92

**B. SLSCMC Observations: -**

- 1) The proposed scheme is in NMR.
- 2) Percentage of Dus offered under PMAY as per pricing Policy 50%, All 56 EWS DUs are offered as per Pricing Policy and 38 LIG DUs are offered as per Pricing Policy to achieve 50% DUs.
- 3) The land is in R - Zone.
- 4) The assurance of water supply from Jeevan Pradhikaranis enclosed, but the same is not on Letterhead of Jeevan Pradhikaran.
- 5) Assurance for electric supply from MSEDCL is attached.
- 6) It is mentioned that there is approach road of 24m,
- 7) a) The estimated cost is Rs.12.34. & 12.46 lakhs  
b) Cost as per ASR is Rs.8.12 & 8.20 lakhs. The estimated cost is 52% over ASR cost.  
c) the cost demanded by Project Proponent is Rs.9.74 & 9.84 lakhs which is 19.95% over ASR cost, this is within permissible 20% as per GR. Further 38 LIG DUs are offered at Rs.16.03 & 15.95 Lakhs as per pricing policy.
- 8) If approved the sale of EWS & LIG DUs offered as per pricing policy to be incorporated in MoU to be signed between Project Proponent & Nagpur Board.

**C. SLSCMC Appraisal: -**

The DPR is recommended for approval of CSMC

**26/25: Construction of 107 Dus (68EWS & 39LIG) at Kh.No9/1,Mouza Gavasi Manapur, Tal.Nagpur (Rural), Dist. Nagpur.**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. Rohit Iron & Steel (I) Pvt.Ltd.Inpartnership with Nagpur Board
Project Cost	Rs. 451.20 Lakh
Central Assistance	Rs. 60.00 Lakh
State Share	Rs. 40.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs.351.20Lakh
Total No of Dwelling Units	68

**B. SLSCMC Observations: -**

- 1) The proposed scheme is in NMR.
- 2) **Percentage of Dus offered under PMAY as per pricing Policy 50%, All 40 EWS DUs are offered as per Pricing Policy and 14 LIG DUs are offered as per Pricing Policy to achieve 50.56% DUs.**
- 3) The land is in R - Zone.

- 4) The assurance of water supply from Gram Panchayat Ruyi which is not acceptable, the same is to be given by Jeevan Pradhikaran.
- 5) Assurance for electric supply from MSEDCL is attached.
- 6) It is mentioned that there is approach road of 24m,
- 7) a) **The estimated cost is Rs.16.90 lakhs**  
b) **Cost as per ASR is Rs.8.54 lakhs. The estimated cost is 98% over ASR cost.**  
c) **the cost demanded by Project Proponent is Rs11.28 lakhs which is 32% over ASR cost, this is beyond permissible 20% as per GR. Further 14 LIG DUs are offered at Rs.18.63 Lakhs as per pricing policy. Hence proposal is to be placed before Pricing Committee.**
- 8) **If approved the sale of EWS & LIG DUs offered as per pricing policy to be incorporated in MoU to be signed between Project Proponent & Nagpur Board.**

#### C. SLSMC Appraisal: -

It is directed to place the DPR before pricing committee

**26/26: Construction of 271 Dus(175 EWS & 96 LIG ) at S.No.111, Village Bhadwad Tal.Bhivandi, Dist. Thane**

#### A. Basic Information: -

Component	AHP/PPP
Name of Implementing Agency	M/s. Siteman Homes in partnership with Konkan Board
Project Cost	Rs. 1951.95 Lakh
Central Assistance	Rs. 214.50 Lakh
State Share	Rs. 143.00Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 1594.45Lakh
Total No of Dwelling Units	143

#### B. SLSMC Observations: -

- 1) The land is in R Zone
- 2) The assurance of water supply from Bhivandi Nizampur M.C. is enclosed.
- 3) Assurance for electric supply from TorrentPower Co. is attached.
- 4) It is mentioned that there is approach road of 9.00m and There is proposed 60.00m DP road. As per UDD min.18m road is required in urbanized areas.
- 5) Plans & estimates are not certified by Board Officials.
- 6) a) **The estimated cost is Rs.15.87 lakhs**  
b) **Cost as per ASR is Rs11.38 lakhs. The estimated cost is 39.59 % over ASR cost.**

c) the cost demanded by Project Proponent is Rs13.65 lakhs which is 19.958% over ASR cost, this is within permissible 20% as per GR.

**C. SLSMC Appraisal: -**

The DPR is recommended for CSMC approval

**26/27: Construction of 498 Dus at Gat.No.291/1,291/2 at village Nagobachiwadi. Tal. Barshi Dist. Pune.**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. RSM innovo Developers in partnership with Pune Board
Project Cost	Rs. 1868.36 Lakh for PMAY Rs. 2047.03 Lakh for free sale
Central Assistance	Rs. 747.00 Lakh
State Share	Rs. 498.00 Lakh
Implementing Agency Share	Rs. 1245.86 Lakh for PMAY & Rs. 1424.53 Lakh for free sale.
Beneficiary Share	0
Total No of Dwelling Units	498

**B. SLSMC Observations: -**

- 1) The land is in Agricultural Zone.
- 2) The land under project is outside municipal limit at a distance of 1.00km.
- 3) The old abandoned stone quarry is seen on the project land and 17 kutcha houses are on the project land. There is no mention of rehabilitation / shifting of these structures.
- 4) 18.0 m wide existing approach is available.
- 5) Plans & estimates are not certified by Board Officials. Even ASR copy is unsigned
- 6) Annexure II undertaking not signed by CO/PB.
- 7) Assurance for Water supply & Electric supply from competent Authority not enclosed.
- 8) a) The estimated cost is Rs.8.22 lakhs  
b) Cost as per ASR is Rs.4.96 lakhs( $28.33 \times 1.1 \times 15929(15840+89)$ ). The cost as per ASR is wrongly calculated by considering builtup area. The estimated cost is 65.72% over ASR cost.  
c) the cost demanded by Project Proponent is Rs7.50lakhs which is 51.21% over ASR cost, this is beyond permissible 20% as per GR. Hence proposal is to be placed before Pricing Committee.

**C. SLSMC Appraisal: -**

It was directed to confirm the pricing observations and resubmit to the SLSMC

**26/28: Construction of 296 EWS, 50LIG, 56 Shops Dus at S.No.5/3/4A,5/4B/5A at Dhanori, Pune**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. A Plus Designs Park LLP partnership with Pune Board
Project Cost	Rs. 3920.50 Lakh
Central Assistance	Rs. 331.50 Lakh
State Share	Rs. 221.00 Lakh
Implementing Agency Share	Rs. 3368.04 Lakh
Beneficiary Share	0
Sales Price without Govt. Assistance	Rs. Lakh
Sales Price with Govt Assistance	Rs. Lakh
Total No of Dwelling Units	221

**B. SLSCMC Observations: -**

- 1) The land is in R-Zone
- 2) No of Dus proposed are 296 EWS, 50 LIG & 50 Shops out of which 221 EWS Dus are offered as per Pricing Policy.
- 3) As per PPP guidelines only EWS & LIG DUs are permitted, proposal to be corrected accordingly
- 4) FSI proposed is 2.75 which is more than permissible 2.5.
- 5) Assurance for Water supply & Electric supply not enclosed.
- 6) Plans & estimates are not certified by Board Officials.
- 7) a) The estimated cost is Rs19.20 lakhs  
b) Cost as per ASR is Rs.16.81 lakhs. The cost as per ASR is wrongly calculated by considering Super builtup area. The estimated cost is 14.22% over ASR cost.  
c) the cost demanded by Project Proponent is Rs17.74 lakhs which is 5.53% over ASR cost, this is within permissible 10% as per GR.

**C. SLSCMC Appraisal: -**

The DPR is not recommended for approval

**26/29: Construction of 812 EWS, at S.No.145 H.No. 11,12,13 & S. No 149/1 at Ghotsai, Tal.Kalyan Dist. Thane**

**A. Basic Information: -**



Component	AHP/PPP
Name of Implementing Agency	M/s. Haware Group in partnership with Konkan Board.
Project Cost	Rs. 4736.30Lakh
Central Assistance	Rs. 630.00 Lakh
State Share	Rs. 420.00 Lakh
Implementing Agency Share	Rs. 3686.26 Lakh
Beneficiary Share	0
Total No of Dwelling Units	420

**B. SLSMC Observations: -**

- 1) The land is in Green Zone.
- 2) No of Dus proposed are 812 EWS, out of which 420 EWS Dus are offered as per Pricing Policy.
- 3) Assurance for Water supply & Electric supply enclosed.
- 4) Plans & estimates are not certified by Board Officials.
- 5) **The time period considered in DPR is 48 months which is beyond PMAY mission Period.**
- 6) a) **The estimated cost is Rs12.926lakhs**  
b) **Cost as per ASR is Rs9.397 lakhs The estimated cost is 14.22% over ASR cost.**  
c) **the cost demanded by Project Proponent is Rs11.27 lakhs which is 20% over ASR cost, this is on par with permissible 20% as per GR.**

**C. SLSMC Appraisal: -**

The DPR is not recommended for approval

**26/30: Construction of 81 EWS & 54 LIG DUs @ Gat. No15at Niphad Dist.Nashik**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. M.B.Surana Marketing Pvt.Ltd. In partnership with Nashik Board.
Project Cost	Rs. 426.60Lakh
Central Assistance	Rs. 121.50Lakh
State Share	Rs. 81.00 Lakh
Implementing Agency Share	Rs. 224.10 Lakh
Beneficiary Share	0
Total No of Dwelling Units	81

**B. SLSMC Observations: -**

- 1) The land is in Green Zone. It is within Niphad Municipal limits. However, copy of DP plan & Google map showing connectivity not attached.
- 2) The land is in the name of one of the newly added partner of the company, however the Partnership deed is not enclosed.
- 3) Assurance for water supply & electric supply from competent authority not enclosed.
- 4) The area of land shown on 7/12 extract is 6900 sq.mtr, however the layout is on 8100 sq.mtr. this needs revision in proposal.
- 5) The name of project proponent is not reflected in 7/12 extract for the proposed area.
- 6) The estimated cost mentioned in the annexure 7B of DPR is incorrect. Further the plans & estimates are not certified by Board officials.
- 7) The project cost shown in the Ann. A&B & Executive Summary and Undertaking is not tallying with each other.
- 8) It is stated that 12m wide approach road is available to the scheme., the same cannot be verified in absence of DP plan. Further in Ann. 7 B width of access road is mentioned as 30.0m. Nashik Board to clarify.
- 9) The developer has offered all EWS DUs in PMAY component as per pricing policy dt. 26-11-2018.
- 10)a)The estimated cost per DU is Rs.10.74 lakh.  
b)The cost per DU as per ASR Rs.6.58 lakh based on carpet area x1.1 (Rera carpet)  
c)The estimated cost is 63.22% over ASR cost.  
d)The project proponent has claimed Rs7.90lakh per DU which is 20.06%over ASR cost which is more than stipulated 20% incentive as per GR. The Pricing Committee to decide on the sale price demanded by Project Proponent.

**C. SLSMC Appraisal: -**

It is directed to place the proposal before pricing committee with compliances of above observations.

**26/31: Construction of 154 EWS DUs @ Gat. No223/2 at Niphad Dist.Nashik****A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. M.B.Surana Marketing Pvt.Ltd. In partnership with Nashik Board.
Project Cost	Rs. 1234.75Lakh
Central Assistance	Rs. 231.00 Lakh
State Share	Rs. 154.00 Lakh
Implementing Agency Share	Rs. 849.75 Lakh
Beneficiary Share	0
Total No of Dwelling Units	154

**B. SLSMC Observations: -**

- 1) The land is in Green Zone. It is within Niphad Municipal limits. However copy of DP plan & Google map showing connectivity not attached.
- 2) The land is in the name of one of the partner of the company,
- 3) Assurance for water supply & electric supply from competent authority not enclosed.
- 4) The area of land shown on 7/12 extract is 5625 sq.mtr, however the layout is on 5690.84 sq.mtr. & in it is mention as 6000 sq.m. in Annexure. this needs revision in proposal.
- 5) Annex.II undertaking is not in prescribed form i.e. 20 points.
- 6) The plans & estimates are not certified by Board officials.
- 7) It is stated that 12m wide approach road is available to the scheme., the same cannot be verified in absence of DP plan.
- 8) The developer has offered all EWS DUs in PMAY component as per pricing policy dt. 26-11-2018.
- 9) a) The estimated cost per DU is Rs.10.21 lakh.  
b) The cost per DU as per ASR Rs.6.68 lakh.(based on carpet area x1.1 (Rera carpet)  
c) The estimated cost is 52.84% over ASR cost.  
d) The project proponent has claimed Rs8.018 lakh per DU, which is 20.03% over ASR cost, which is more than stipulated 20% incentive as per GR. The Pricing Committee to decide on the sale price demanded by Project Proponent.

**C. SLSMC Appraisal: -**

It is directed to place the DPR before pricing committee with compliance of above observations

**26/32: Construction of 241 EWS & 75 LIG DUs @ S No5/1,69/1/1,9 at Village Bhadwad, Tal.Bhivandi Dist..Thane**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. Vidisha Constructions in partnership with Konkan Board.
Project Cost	Rs. 2265.90 Lakh
Central Assistance	Rs. 249.00 Lakh
State Share	Rs. 166.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 1850.90 Lakh
Total No of Dwelling Units	166

**B. SLSCMC Observations: -**

- 1) The land is in R-zone. The land is within Bhivandi Nizampur Municipal Limit.
- 2) Assurance for water supply & electric supply from competent authority enclosed.
- 3) The project site has access road of 18.00m wide & 60m road available.
- 4) The plans & estimates are not certified by Board officials.
- 5) Land evaluation is not signed by Executive Engineer.
- 6) Cost bifurcation for EWS & LIG as per estimate prepared by Developer is not reflected in Executive Summary.
- 7) Ann.II undertaking is not signed by CO /Konkan Board.
- 8) a) The cost per unit as per earlier estimate is Rs.15,65,903/-  
b) The cost as per ASR is 11.37/-  
c) The difference between developer's price & price as per ASR is 37.73%.  
d) The Project Proponent has demanded Rs. 13.65 lakhs Which is 19.61% which is within permissible incentive of 20% as per pricing policy GR.

**C. SLSCMC Appraisal: -**

The DPR is recommended for approval of CSMC

**26/33: Construction of 408 EWS DUs @ S No335 at Village Manmad Tal. Nandgaon, Dist. Nashik**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	M/s. Astavinayak Enterprises in Partnership with Nashik Board
Project Cost	Rs. 3522.00 Lakh
Central Assistance	Rs. 612.00 Lakh
State Share	Rs. 408.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 2502.00 Lakh
Total No of Dwelling Units	408

**B. SLSCMC Observations: -**

- 1) The land is in Green Zone. However, in certificate given by municipal council the same land is considered in R-zone of revised DP. The land proposed is in Municipal limit.
- 2) Project period considered in DPR is 36 months which is beyond PMAY mission Period.
- 3) Approach of scheme is from 24.00 m wide road.
- 4) Cost as per estimate is Rs. 8.91 and Rs. 11.25 lakh as per ASR Rs.6.05 Lakh and 7.63 lakh (carpet area 23.50 and 29.65 sqm) the percentage difference between

**ASR and estimated cost is 47.00%.**

- 5) **The cost per DU demanded by project proponent is Rs.7.26 lakh and 9.15 lakh which is 20 % over ASR rate.** This is just on par with the permissible incentive of 20% as per pricing policy GR. Assurance for water supply, electricity is enclosed. Plans and Estimates are not certified by board officials.

**C. SLSMC Appraisal: -**

The DPR is not recommended for approval

**26/34: Construction of 104 EWS DUs @ S No 411/ 1/B /2B/ 1B/2 at Village Tongaon Tal.Bhadgaon, Dist. Jalgaon**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	Shree Swami Land Developers in Partnership with Nashik Board
Project Cost	Rs. 1481.77Lakh
Central Assistance	Rs. 156.00 Lakh
State Share	Rs. 104.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 1221.70 Lakh
Total No of Dwelling Units	104

**B. SLSMC Observations: -**

- 1) The land is in Green Zone. The land proposed is in Municipal limit. **Project period considered in DPR is 36 months which is beyond PMAY mission Period.** Approach of scheme is from 12.0 m wide road. However, as UDD notification min of 15 m road is required.
- 2) **Cost as per estimate is Rs. 14.27 lakh and Rs.14.24 lakh as per ASR Rs.6.34Lakh Rs. 6.33Lakh the percentage difference between ASR and estimated cost is 125%. The cost per DU demanded by project proponent is Rs.7.61 lakh and Rs. 7.59 Lakh which is 20 % over ASR rate.**
- 3) This is just on par with the permissible incentive of 20% as per pricing policy GR. Assurance for water supply, electricity is enclosed. Plans and Estimates are not certified by board officials. Location is not marked on DP plan and google sheet.

**C. SLSMC Appraisal: -**

The DPR is not recommended for approval

**26/35: Construction of 84 EWS & 56 LIG Dws at plot no 30,31,32,33 @ SNo.69/1+2(part)+3 at Village Nashik Tal. & Dist.Nashik**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	Sahyadri Associates in Partnership with Nashik Board
Project Cost	Rs. 1002.00 Lakh
Central Assistance	Rs. 126.00 Lakh
State Share	Rs. 84.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 792.00 Lakh
Total No of Dwelling Units	84

**B. SLSCMC Observations: -**

- 1) The land is in R Zone Zone. The land proposed is in Municipal limit. **Project period considered in DPR is 36 months which is beyond PMAY mission Period.**
- 2) Approach of scheme is from 9.0 m wide road and 18 m wide road is proposed in the layout.
- 3) **Cost as per estimate is Rs. 18.61 lakh as per ASR Rs.9.94 Lakh the percentage difference between ASR and estimated cost is 87.2%. The cost per DU demanded by project proponent is Rs.11.93 lakh which is 20% over ASR rate. This is just on par with the permissible incentive of 20% as per pricing policy GR.**
- 4) **Assurance for water supply, electricity is enclosed. Plans and Estimates are not certified by board officials. Annexures 7B,undertaking annexure -II and executive summary are not signed by Board officials and even project proponent. Location is not marked on DP plan also the DP plan is black and white hence can't speak on zone and google sheet is not readable.**

**C. SLSCMC Appraisal: -**

The DPR is not recommended for approval

**26/36: Construction of 244 EWS DUs @ gut no 253 S No 107/2/A at Village Tal.Pachora Dist.Jalgaon**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	Mangalam Infra in Partnership with Nashik Board
Project Cost	Rs. 2101.00 Lakh
Central Assistance	Rs. 366.00 Lakh
State Share	Rs. 244.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 1491.00 Lakh
Total No of Dwelling Units	244

**B. SLSMC Observations: -**

- 1) The land is in green Zone. Project period considered in DPR is 36 months which is beyond PMAY mission Period. Approach of scheme is from 12.0 m wide road however UDD notification min of 15.0 m road is required.
- 2) Cost as per estimate is Rs. 9.69 and Rs. 9.74lakh as per ASR Rs.7.15 Lakh and 7.19 lakh (carpet area 29.65 and 29.80 sqm) the percentage difference between ASR and estimated cost is 35.00%.
- 3) The cost per DU demanded by project proponent is Rs.8.58 lakh and 8.63lakh which is 20 % over ASR rate. This is just on par with the permissible incentive of 20% as per pricing policy GR. Assurance for water supply, electricity is enclosed. Plans and Estimates are not certified by board officials.DP plan is not enclosed. Undertaking and executive summary is not signed by project proponent.

**C. SLSMC Appraisal: -**

The DPR is not recommended for approval

**26/37: Construction of 2364 EWS DUs @ Gut no 120/1,2,3 at Village Nimkhedi Tal.Jalgaon, Dist. Jalgaon**

**A. Basic Information: -**

Component	AHP/PPP
Name of Implementing Agency	Chandani Enterprises in Partnership with Nashik Board

Project Cost	Rs. 18072.00 Lakh
Central Assistance	Rs. 3546.00 Lakh
State Share	Rs. 2364.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 12162.00 Lakh
Total No of Dwelling Units	2364

#### B. SLSMC Observations: -

- 1) The land is in R Zone. The land proposed is in Municipal limit. Project period considered in DPR is 36 months which is beyond PMAY mission Period. Approach of scheme is from 9.0 m wide road and 18 m wide road is proposed in the layout.
- 2) **Cost as per estimate is Rs. 9.94 lakh as per ASR Rs. 6.42 Lakh the percentage difference between ASR and estimated cost is 54.80%. The cost per DU demanded by project proponent is Rs.7.64 lakh which is 19 % over ASR rate.**
- 3) This is within the permissible incentive of 20% as per pricing policy GR. Assurance for water supply, electricity is enclosed. Plans and Estimates are not certified by board officials. Annexure-II undertaking is not enclosed.

#### C. SLSMC Appraisal: -

The DPR is not recommended for approval

**26/38: Construction of 62428 EWS DUs @ S.No. 3,4,5, .... at village Rajivali Tal. Vasi Dist Palghar**

- Proposal of Conceptual Advisory Services LLP of 62428 EWS dwelling units was discussed in the meeting. The proposal was is in principal approved by CSMC in its 40th meeting @ 28/11/2018 for 50328 EWS dus
- They had submitted the DPR in August 2019 for 62,428 EWS and 13829 LIG dwelling units and was placed before 22nd SLSMC held on 23/8/19. The issue was approval to pricing as project proponent asked pricing which was way above + 20% margin set by G.R, hence it was directed to place the proposals before pricing committee.
- It was once again in this meeting directed to the project proponent to approach the pricing committee appointed for the purpose and can approach SLSMC with the report and recommendations of the pricing committee.



## Projects under AHP-JV on Govt-ULB Land

**26/39: Construction of 2861 Ts under AHP under PMAY on (JV) with Government land owner bearing CTS no. 220, 341, 342, 343, 345, 346, 347, 348, 349, 420, 424, TP Scheme Final Plot no. 242, 243, 271, 132, 277, 277A, 277B, 227C, 258, 257, 262, 263, 227 at Baramati nagar parishad Tal-Baramati Dist- Pune, State-Maharashtra.**

### A. Basic Information: -

Component	AHP-JV on Govt-ULB Land
Name of Implementing Agency	Baramati Municipal Council in JV with Maharashtra Housing Development Corporation Ltd
Project Cost	Rs.36864.08 Lakh
Central Assistance	Rs. 3787.50 Lakh
State Share	Rs. 2525.00Lakh
Implementing Agency Share	Rs. 0
Beneficiary Share	Rs. 30551.58Lakh
Total No of Dwelling Units	2525

### B. SLSCMC Observations: -

#### Remarks: -

The proposal is scrutinized & recommended by MD & CEO Maha Housing. From the DPR it is seen that:

- 1) The guidelines issued by GoM vide GR dt.11/0/2018 are for the JV on the Private Lands. Directions for PMAY-AHP-JV project on Govt land & by Govt Dept are not yet issued. Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GOM.
2. It is stated in the report that presently these plots are occupied by proposed beneficiaries, it is further stated that the Project will be cross subsidized from the receipt of sale component of Tenements & commercial Units. However, the details are not submitted with proposal.
- 2) The land is situated within the limits of Municipal council of Baramati in Residential zone.
- 3) **The existing approach is 1) 12.00 mtrs for S. no 242 & 243. 2) 12.50 mtrs for S no. 271. 3) 15.00 Mtrs for S no. 132, 4) 30 Mtrs for S no. 277, 277A-C, 258 5) 30 Mtrs for S. No. 262,263,257 6) 15 Mtrs for S. no. 420, 424, 341 to 349 7) 18 Mtrs for S. No 220 8) 12 Mtrs S. No. for 227**
- 4) The assurance regarding water supply is received from Baramati Municipal Council.
- 5) The cost as per Estimate is Rs. **1) 8.29 Lacs for S. no 242 & 243. 2) 8.28 lacs for S no. 271. 3) 8.21 lacs for S no. 132, 4) 8.55 lacs for S no. 277, 277A-C, 258 5) 7.62 lacs for S. No. 262,263,257 6) 8.66 lacs for S. no. 420, 424, 341 to 349 7) 7.98 lacs for S. No 220 8) 8.04 lacs S. No. for 227]** the cost as per ASR is Rs.9.94 lacs, 9.94

lacs, 8.15 lacs, 9.94 lacs, 9.94 lacs, 8.98 lacs, 8.98 lacs, 9.94 lacs respectively.

- 6) However, the cost recommended by Maha Housing is 1) **8.29 Lacs for S. no 242 & 243.** 2) **8.28 lacs for S no. 271.** 3) **8.21 lacs for S no. 132,** 4) **8.55 lacs for S no. 277, 277A-C, 258** 5) **7.62 lacs for S. No. 262,263,257** 6) **8.66 lacs for S. no. 420, 424, 341 to 349** 7) **7.98 lacs for S. No 220** 8) **8.04 lacs S. No. for 227.**
- 7) 7. Regarding land ownership, the land is owned by Baramati Nagar Parishad. and different Govt dept. The consent from various dept to execute the project in question under PMAY-AHP-JV is not enclosed with the proposal.

### C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC

**26/40: Construction of 927 EWS Tenements under AHP under PMAY on bearing S. No.1132,1133A/1/A at Shirur, Tal. Nshirur, District-Pune, State-Maharashtra**

### A. Basic Information: -

Component	AHP-JV on Govt-ULB Land
Name of Implementing Agency	Maharashtra Housing Development Corporation Ltd. In JV with Shirur Nagar Parishad.
Project Cost	Rs. 12606.24 Lakh
Central Assistance	Rs. 1390.50 Lakh
State Share	Rs. 927.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 10288.73 Lakh
Total No of Dwelling Units	927

### B. SLSMC Observations: -

- 1) The DPR does not mention about the tender notice issued for inviting JV proposals as required by the G.R. Form the transparency point of view.
- 2) As per 2(4) the land needs to be in the residential zone.
- 3) As per 2(5) the land needs to be within the jurisdiction of Urban Local Body (ULB).
- 4) There is no mentioned about landowner shares and Maha Housing Shares as per clause 4 of the G.R.
- 5) In many cases it is unclear whether the required processing fee is paid or not.

### Remarks: -

The proposal is scrutinized & recommended by MD & CEO Maha Housing. From the DPR it is

seen that:

- 1) The guidelines issued by GoM vide GR dt.11/0/2018 are for the JV on the Private Lands. Directions for PMAY-AHP-JV project on Govt land & by Govt Dept are not yet issued, Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GOM.
- 2) It is seen from photograph that, there are some structures on the site.
- 3) The land bearing S.no.1133 it is stated in Zone certificate that the said land is outside the gaonthan area in sector 2 & is situated within the limits of Municipal council of Shirur in Residential zone.
- 4) The existing approach is 18.00 mtrs wide road.
- 5) The assurance regarding water supply is received from Shirur Municipal Council.
  - a) The cost as per Estimate is Rs. 13.59 Lacs
  - b) The cost as per ASR is mentioned as Rs.9.98 lacs & is wrongly calculated & the details of ready reckoner does not tally with the same. However, the cost recommended by Maha Housing is 13.59 Lacs.
- 6) Regarding land ownership, the land is owned by Shirur Nagar Parishad.
- 7) It is stated in the approval given by Collector to execute scheme under PMAY vide letter dt.4-2-2019 that the rehabilitation of the encroachers on the said land to be done by Municipal Council & it is further stated that the eligibility is to be decided by Municipal Council as per guidelines of PMAY Vertical
- 8) If there is an existing slum on the land identified, the proposal is best suited for ISSR component. Maha Housing has not commented in this regard.
- 9) Plans & estimates are not certified by Maha Housing.

#### **C. SLSMC Appraisal: -**

The DPR is recommended for approval of CSMC

**26/41: Construction of 704 EWS, 396 LIG& 112 shops Tenements under AHP under PMAY on bearing S. No.49/2 at Yavatmal.**

#### **A. Basic Information: -**

Component	AHP-JV on Govt-ULB Land
Name of Implementing Agency	Maharashtra Housing Development Corporation Ltd. In JV with Yawatmal Nagar Parishad
Project Cost	Rs. 5323.36Lakh
Central Assistance	Rs. 1056.00 Lakh
State Share	Rs. 704.00 Lakh
Implementing Agency Share	Rs. 1591.36 Lakh
Beneficiary Share	Rs. 1972.00Lakh
Total No of Dwelling Units	704

**B. SLSMC Observations: -**

- 1) The DPR does not mention about the tender notice issued for inviting JV proposals as required by the G.R. From the transparency point of view.
- 2) As per 2(4) the land needs to be in the residential zone.
- 3) As per 2(5) the land needs to be within the jurisdiction of Urban Local Body (ULB).
- 4) There is no mentioned about landowner shares and Maha Housing Shares as per clause 4 of the G.R.
- 5) In many cases it is unclear whether the required processing fee is paid or not.

**Remarks: -**

The proposal is scrutinized & recommended by MD & CEO Maha Housing. From the DPR it is seen that:

- 1) **Earlier DPR submitted by Yavatmal Municipal Council under AHP vertical is approved by CSMC in its 35th meeting held on 25-6-2018. Now on the same land JV is proposed by Maha Housing.**
- 2) The guidelines issued by GoM vide GR dt.11/0/2018 are for the JV on the Private Lands. Directions for PMAY-AHP-JV project on Govt land & by Govt Dept are not yet issued, Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GoM.
- 3) The land bearing S.No.49/2 is in the name of Yavatmal Municipal Council & situated within the limits of Municipal council of Yavatmal, in Residential zone.
- 4) **It is mention in the minutes of meeting between Maha Housing & Yavatmal Municipal Council that there are 451 slums on the land bearing S.No.49/2, S.No.65 & S.No.41. further 620 slum dwellers of other areas are proposed to be rehabilitated in 3 JV schemes. In the scheme of S.No. 49/2 total of 344 slum dwellers are proposed for rehab at concessional rate. If there is an existing slum on the land identified, the proposal is best suited for ISSR component. Maha Housing has not commented in this regard.**
- 5) The existing approach is 24.00 mtrs wide road.
- 6) **a) The cost as per Estimate is Rs. 7.39 lakhs for EWS -I & Rs.7.73 Lakhs for EWS II.**  
**b)The cost recommended by Maha Housing is 3.00 Lakhs for EWS -I for rehab of slums & 7.50 lakhs for EWS II Lacs for others from cross subsidy from sale of LIG & Shops.**
- 7) The Annexure II undertaking is not as per format i.e.20 points.
- 8) **The time period considered is 36 months which runs beyond PMAY mission period of 2022.**
- 9) Plans & estimates are not certified by Maha Housing.

**C. SLSMC Appraisal: -**

The DPR is recommended for approval of CSMC

**26/42: Construction of 1128 EWS, 450LIG & 94 shops under AHP under PMAY on bearing S. No.65 at Yavatmal.**

**A. Basic Information: -**

Component	AHP-JV on Govt-ULB Land
Name of Implementing Agency	Maharashtra Housing Development Corporation Ltd. In JV with Yawatmal Nagar Parishad
Project Cost	Rs. 8657.92Lakh
Central Assistance	Rs. 1692.00 Lakh
State Share	Rs. 1128.00 Lakh
Implementing Agency Share	Rs. 1962.92 Lakh
Beneficiary Share	Rs. 3876.00Lakh
Total No of Dwelling Units	1128

**B. SLSMC Observations: -**

- 1) The DPR does not mention about the tender notice issued for inviting JV proposals as required by the G.R. Form the transparency point of view.
- 2) As per 2(4) the land needs to be in the residential zone.
- 3) As per 2(5) the land needs to be within the jurisdiction of Urban Local Body (ULB).
- 4) There is no mentioned about landowner shares and Maha Housing Shares as per clause 4 of the G.R.
- 5) In many cases it is unclear whether the required processing fee is paid or not.

**Remarks: -**

The proposal is scrutinised & recommended by MD & CEO Maha Housing. From the DPR it is seen that:

- 1) **Earlier DPR submitted by Yavatmal Municipal Council under AHP vertical is approved by CSMC in its 35th meeting held on 25-6-2018. Now on the same land JV is proposed by Maha Housing.**
- 2) The guidelines issued by GoM vide GR dt. 11/0/2018 are for the JV on the Private Lands. Directions for PMAY-AHP-JV project on Govt land & by Govt Dept are not yet issued, Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GOM.
- 3) The land bearing S.No.49/2 is in the name of Yavatmal Municipal Council & situated within the limits of Municipal council of Yavatmal. in Residential zone.
- 4) **It is mentioned in the minutes of meeting between Maha Housing & Yavatmal Municipal Council that there are 451 slums on the land bearing S.No.49/2, S.No.65 & S.No.41. further 620 slum dwellers of other areas are proposed to be rehabilitated in 3 JV schemes. In the scheme of S.No. 65 total of 392 slum dwellers are proposed for rehab at concessional rate, if there is an existing slum on the land identified, the proposal is best suited for ISSR component. Maha Housing has not commented in this regard.**

- 5) The existing approach is 24.00 mtrs wide road.
- 6) a) The cost as per Estimate is Rs. 7.39 lakhs for EWS -I & Rs.7.73 Lakhs for EWS II.  
b) The cost recommended by Maha Housing is 3.00 Lakhs for EWS -I for rehab of slums & 7.50 lakhs for EWS II Lacs for others from cross subsidy from sale of LIG & Shops.
- 7) The Annexure II undertaking is not as per format i.e.20 points.
- 8) **The time period considered is 36 months which runs beyond PMAY mission period of 2022.**
- 9) Plans & estimates are not certified by Maha Housing.

**C. SLSMC Appraisal: -**

The DPR is recommended for approval of CSMC

**26/43: Construction of 768 EWS, 468 LIG & 44 Shops under AHP under PMAY on bearing S. No.41 at Yavatmal.**

**A. Basic Information: -**

Component	AHP-JV on Govt-ULB Land
Name of Implementing Agency	Maharashtra Housing Development Corporation Ltd. In JV with Yawatmal Nagar Parishad
Project Cost	Rs. 5854.62 Lakh
Central Assistance	Rs. 1152.00 Lakh
State Share	Rs. 768.00 Lakh
Implementing Agency Share	Rs. 1606.62 Lakh
Beneficiary Share	Rs. 2328.00 Lakh
Total No of Dwelling Units	768

**B. SLSMC Observations: -**

- 1) The DPR does not mention about the tender notice issued for inviting JV proposals as required by the G.R. From the transparency point of view.
- 2) As per 2(4) the land needs to be in the residential zone.
- 3) As per 2(5) the land needs to be within the jurisdiction of Urban Local Body (ULB).
- 4) There is no mention about landowner shares and Maha Housing Shares as per clause 4 of the G.R.
- 5) In many cases it is unclear whether the required processing fee is paid or not.

**Remarks: -**

The proposal is scrutinised & recommended by MD & CEO Maha Housing. From the DPR it is seen that:

- 1) Earlier DPR submitted by Yavatmal Municipal Council under AHP vertical is approved by CSMC in its 35th meeting held on 25-6-2018. Now on the same land JV is proposed by Maha Housing.
- 2) The guidelines issued by GoM vide GR dt.11/0/2018 are for the JV on the Private Lands. Directions for PMAY-AHP-JV project on Govt land & by Govt Dept are not yet issued, Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GOM.
- 3) The land bearing S.No.41 is in the name of Yavatmal Municipal Council & situated within the limits of Municipal council of Yavatmal, in Residential zone.
- 4) It is mention in the minutes of meeting between Maha Housing & Yavatmal Municipal Council that there are 451 slums on the land bearing S.No.49/2, S.No.65 & S.No.41. further 620 slum dwellers of other areas are proposed to be rehabilitated in 3 JV schemes. In the scheme of S.No. 41 total of 335 slum dwellers are proposed for rehab at concessional rate, if there is an existing slum on the land identified, the proposal is best suited for ISSR component. Maha Housing has not commented in this regard.
- 5) The existing approach is 24.00 mtrs wide road
- 6) a) The cost as per Estimate is Rs. 7.30 lakhs for EWS -I & Rs.7.88 Lakhs for EWS II.  
b)The cost recommended by Maha Housing is 3.00 Lakhs for EWS -I for rehab of slums & 7.50 lakhs for EWS II Lacs for others from cross subsidy from sale of LIG & Shops.
- 7) The Annexure II undertaking is not as per format i.e.20 points.
- 8) The time period considered is 36 months which runs beyond PMAY mission period of 2022.
- 9) Plans & estimates are not certified by Maha Housing.

#### **C. SLSMC Appraisal: -**

The DPR is recommended for approval of CSMC

#### **Projects under AHP-JV on Pvt Land**

**26/44: Construction of 9473 Ts under AHP under PMAY on private land bearing S.No. 141, 142, 143, 144, 102,103, 104, 86, 88, 89, 244(p), 90/A, 243A, 82B, 83B, 84, 85/B, 91/A, 90/B, 91/B, 93/A, 93/B, 92, 81(p), 82/A(p), 83/A(p), 58/1/A(p), 94/B(p) at Diva Tal- Thane, District Thane, State-Maharashtra.**

#### **A. Basic Information: -**

Component	AHP-JV on Pvt Land
Name of Implementing Agency	Shri Aditya Goyal and Smt Lata Goyal in JV with Maharashtra Housing Development Corporation Ltd.
Project Cost	Rs. 171483.90Lakh

Central Assistance	Rs. 14209.50Lakh
State Share	Rs. 9473.00Lakh
Implementing Agency Share	Rs. 147801.37 Lakh
Beneficiary Share	0
Total No of Dwelling Units	9473

## B. SLSMC Observations: -

### Remarks: -

The proposal is scrutinized & recommended by MD & CEO Maha Housing. From the DPR it is seen that:

- 1) The land Evaluation is done by MD/Maha Housing is done. The committee for the said purpose is not formed.
- 2) The land is situated within the limits of Municipal corporation of Thane **in Residential zone.**
- 3) The existing **approach is 30.00 mtrs.**
- 4) The assurance regarding water supply is not received from Thane Municipal Corporation.
- 5) The cost as per Estimate is Rs.18.10 lakhs. the cost as per AS R is Rs.10.51 lakhs. which is wrongly calculated. Cost as per ASR comes to  $29.00 \times 1.1 \times 29700 = 947430/-$  However the cost recommended by Maha Housing is Rs.18.10 lakhs.
- 6) Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GOM. It is not clear the percentage of Profit sharing offered to PP and consent, therefore.
- 7) Regarding land ownership, the land is owned by the Shri Aditya Goyal and Smt. Lata Goyal, however the area given on the 7/12 extract does not tally with area shown on layout.
- 8) Executive summary needs to be signed by PP.

## C. SLSMC Appraisal: -

The DPR is deferred

**26/45: Construction of 3601 Ts under AHP under PMAY on private land bearing S.No. 51, 52 at Mouza Khairi, 59/2, 60 at Mouze Bhilgaon, Tal- Kamathi, District-Nagpur, State-Maharashtra.**

## A. Basic Information: -

Component	AHP-JV on Pvt Land
Name of Implementing Agency	M/s. Sandesh Homes. In JV with Maharashtra Housing Development Corporation Ltd.



Project Cost	Rs. 45631.68Lakh
Central Assistance	Rs. 5401.50Lakh
State Share	Rs. 3601.00Lakh
Implementing Agency Share	Rs. 36629.17 Lakh
Beneficiary Share	0
Total No of Dwelling Units	3601

#### B. SLSMC Observations: -

##### Remarks: -

The proposal is scrutinised & recommended by MD & CEO Maha Housing. From the DPR it is seen that:

- 1) The land Evaluation is done by MD/Maha Housing is done. The committee for the said purpose is not formed. The land is situated within the limits of Municipal corporation of **Nagpur in Residential east B-PK 001 (parks & garden) partly R-3 Zone.**
- 2) The existing approach is 60.00 mtrs.
- 3) The assurance regarding water supply is received from Bhilgaon Grampanchayat. The same is required from NMRDA.
- 4) The cost as per Estimate is Rs.12.67 lakhs the cost as per ASR is Rs.9.74 lakhs. The same is wrongly calculated. Cost as per ASR comes to  $29 \times 27500 \times 1.1 = 8.77250/-$  However the cost recommended by Maha Housing is Rs.12.67 lakhs.
- 5) Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GOM. It is not clear the percentage of Profit sharing offered to PP and consent, therefore.
- 6) Regarding land ownership, the land is owned by the M/s. Sandesh Homes

#### C. SLSMC Appraisal: -

The DPR is deferred

**26/46: Construction of 1368 Ts under AHP under PMAY on private land bearing S. No. 165/1 & 166/1 at Mouza Dhabha, Nagpur State Maharashtra**

#### A. Basic Information: -

Component	AHP-JV on Pvt Land
Name of Implementing Agency	M/s. KAPISH VENTURS in JV with Maharashtra Housing Development Corporation Ltd.
Project Cost	Rs. 22241.87Lakh
Central Assistance	Rs. 2052.00Lakh
State Share	Rs. 1368.00Lakh
Implementing Agency Share	Rs. 18821.87 Lakh

Beneficiary Share	0
Total No of Dwelling Units	1368

## B. SLSMC Observations: -

### Remarks: -

The proposal is scrutinized & recommended by MD & CEO Mahahousing. From the DPR it is seen that:

- 1) The land Evaluation is done by MD/Maha Housing is done. The committee for the said purpose is not formed. The land is situated within the limits of Municipal corporation of Nagpur **in Residential zone.**
- 2) The existing approach is 12.00 mtrs.
- 3) The assurance regarding water supply is received from Nagpur Municipal Corporation.
- 4) The cost as per Estimate is Rs.16.25 lakhs the cost as per ASR is Rs.13.04 lakhs. The same is wrongly calculated. The cost as per ASR comes to  $27.90 \times 1.10 \times 35400/- = 1086426/-$  However the cost recommended by Maha Housing is Rs.16.25 lakhs.
- 5) Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GOM. It is not clear the percentage of Profit to be offered to PP and consent, therefore.
- 6) Regarding land ownership, the land is owned by the M/s. KAPISH VENTURS, however the area given on the 7/12 extract does not tally with area shown on layout.

## C. SLSMC Appraisal: -

The DPR is deferred

**26/47: Construction of 1640 Ts under AHP under PMAY on private land bearing S. No. 95/1 & 95/2 At Waghdhara, Tal-Hingana Dist- Nagpur, State-Maharashtra.**

## A. Basic Information: -

Component	AHP-JV on Pvt Land
Name of Implementing Agency	M/s. SWASTIK HOMES & INFRASTRUCTURES in JV with Maharashtra Housing Development Corporation Ltd.
Project Cost	Rs. 21083.24Lakh
Central Assistance	Rs. 2460.00Lakh
State Share	Rs. 1640.00Lakh
Implementing Agency Share	Rs. 16983.25 Lakh
Beneficiary Share	0
Total No of Dwelling Units	1640

**B. SLSMC Observations: -****Remarks: -**

The proposal is scrutinized & recommended by MD & CEO Mahahousing. From the DPR it is seen that:

- 1) The land Evaluation is done by MD/Maha Housing is done. The committee for the said purpose is not formed. The land is situated within the limits of Municipal corporation of Nagpur **in R3 Residential zone.**
- 2) The existing **approach is 18.00 mtrs.**
- 3) The assurance regarding water supply is not received from Grampanchayat.
- 4) The cost as per Estimate is Rs. 12.85 lakhs the cost as per ASR is Rs.10.71 lakhs. the same is wrongly calculated. The cost as per ASR comes to  $27.90 \times 1.10 \times 29072 = 89220/-$  However the cost recommended by Maha Housing is Rs.12.85 lakhs.
- 5) Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GOM. It is not clear the percentage of Profit sharing offered to PP and consent, therefore.
- 6) Regarding land ownership, the land is owned by the M/s. SWASTIK HOMES & INFRASTRUCTURES.

**C. SLSMC Appraisal: -**

The DPR is deferred

**26/48: Construction of 1640 Ts under AHP under PMAY on private land bearing S. No. 42/1, 239, 240 at Titwala, Taluka- Kalyan, District: Thane, State Maharashtra.**

**A. Basic Information: -**

Component	AHP-JV on Pvt Land
Name of Implementing Agency	M/s.Mahaganapati Developers in JV with Maharashtra Housing Development Corporation Ltd.
Project Cost	Rs. 34868.53Lakh
Central Assistance	Rs. 2460.00Lakh
State Share	Rs. 1640.00Lakh
Implementing Agency Share	Rs. 30768.53 Lakh
Beneficiary Share	0
Total No of Dwelling Units	1640

**B. SLSMC Observations: -**

**Remarks: -**

The proposal is scrutinized & recommended by MD & CEO Mahahousing. From the DPR it is seen that:

- 1) The land Evaluation is done by MD/Maha Housing is done. The committee for the said purpose is not formed. The land is situated within the limits of Municipal corporation of kalyan **in Green zone.**
- 2) The existing **approach is 24.00 mtrs.**
- 3) The assurance regarding water supply is received from Kalyan Dombiwali Municipal Corporation.
- 4) The cost as per Estimate is Rs.21.26 lakhs the cost as per ASR is Rs.16.20 lakhs. The same is wrongly calculated. the cost per DUs as per ASR comes to  $=28.81 \times 1.10 \times 38300 = 1213765/-$ . However, the cost recommended by Maha Housing is Rs.21.26 lakhs.
- 5) Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GOM. It is not clear whether the scrutiny fee is collected from PP or otherwise. It is not clear the percentage of Profit to be offered to PP and consent, therefore.
- 6) Regarding land ownership, the land is owned by the M/s. Mahaganpati Developers.

**C. SLSMC Appraisal: -**

The DPR is deferred

**26/49: Construction of 5740 Tenements under AHP under PMAY Housing Scheme on private land bearing S. No. 98/3/D/1,2,3, 121/6, 121/8, 145/2/A, 145/4/A, 145/4/B, 122/6, 145/3/A, 145/3/B, 145/5/A, 145/5/B, 123/1/C, 124, 125/11,12,13,14, 138/1/A, 123/1/A, 123/1/B, 123/2, 125/6/A, 125/6/B, 125/6/E, 125/6/C, 125/7/A, 125/7/B, 125/7/D, 125/7/E, 125/8, 125/9, 125/10, 126/1/A,B, 126/2/B, 126/3,5,6,7, 130/1,2, 138/2,3 at Titwala,Tal.Kalyan, District -Thane,State-Maharashtra**

**A. Basic Information: -**

Component	AHP-JV on Pvt Land
Name of Implementing Agency	M/s. Elysium Infrastructure in JV with Maharashtra Housing Development Corporation Ltd
Project Cost	Rs. 118212.50Lakh
Central Assistance	Rs. 8610.00Lakh
State Share	Rs. 5740.00Lakh
Implementing Agency Share	Rs. 103862.62 Lakh
Beneficiary Share	0
Total No of Dwelling Units	5740

**B. SLSMC Observations: -**

**Remarks: -**

The proposal is scrutinized & recommended by MD & CEO Mahahousing. From the DPR it is seen that:

- 1) The land Evaluation is done by MD/Maha Housing is done. The committee for the said purpose is not formed. The land is situated within the limits of Municipal corporation of kalyan **in Green zone**.
- 2) The existing **approach is proposed 30 DP Road, existing 9.0 mtrs.**
- 3) The assurance regarding water supply is received from Kalyan Dombiwali Municipal Corporation.
- 4) The cost as per Estimate is Rs.20.59 lakhs the cost as per ASR is Rs.16.20 lakhs. The same is wrongly calculated. The ASR cost comes to  $28.81 \times 1.10 \times 38300 = 1213765/-$  The However the cost recommended by Maha Housing is Rs.20.59 lakhs.
- 5) Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GOM. It is not clear whether the scrutiny fee is collected from PP or otherwise. It is not clear the percentage of Profit sharing offered to PP and consent therefore.
- 6) Regarding land ownership, the land is owned by the M/s. Elysium Infrastructure.

**C. SLSCMC Appraisal: -**

The DPR is deferred

**26/50: Construction of 1608 Tenements under AHP under PMAY on Private land bearing S. No. 107 at Chunchale, Tal. Nashik, District -Nashik, State-Maharashtra**

**A. Basic Information: -**

Component	AHP-JV on Pvt Land
Name of Implementing Agency	Shri Kiran Sitaram Chavan in JV with Maharashtra Housing Development Corporation Ltd.
Project Cost	Rs. 21381.34Lakh
Central Assistance	Rs. 2412.00Lakh
State Share	Rs. 1608.00Lakh
Implementing Agency Share	Rs. 17361.34 Lakh
Beneficiary Share	0
Total No of Dwelling Units	1608

**B. SLSCMC Observations: -**

**Remarks: -**

The proposal is scrutinized & recommended by MD & CEO Mahahousing. From the DPR it is seen that:

- 1) The land Evaluation is done by MD/Maha Housing is done. The committee for the said purpose is not formed.
- 2) The land is situated within the limits of Municipal corporation of Nashik **in Residential zone**. The existing **approach is 18.00 mtrs.**
- 3) The assurance regarding water supply is received from Nashik Municipal Corporation.
- 4) The cost as per Estimate is Rs.13.29 lakhs the cost as per ASR is Rs.11.08 lakhs. The same is wrongly calculated, the cost as per ASR comes to  $27.97 \times 1.10 \times 30900 = 950700/-$  However the cost recommended by Maha Housing is Rs.13.29 lakhs.
- 5) Since the said proposal is submitted under AHP-JV, the report is not submitted as per Guidelines issued by GoM. It is not clear the percentage of Profit Sharing offered to PP and consent, therefore.
- 6) Regarding land ownership, the land is owned by the M/s. Kiran Sitaram Chavan.

#### C. SLSMC Appraisal: -

The DPR is deferred

#### Projects under BLC – Revision of Project

**26/51: Construction of 5 EWS Dws in various locations in Talegaon Dabhade Municipal Council, District Pune**

#### A. Basic Information: -

Component	BLC
Name of Implementing Agency	Talegaon Municipal Corporation
Project Cost	Rs. 40.15 Lakh
Central Assistance	Rs. 7.5 Lakh
State Share	Rs. 5 Lakh
Implementing Agency Share	Rs. 1.91 Lakh
Beneficiary Share	Rs. 25.74 Lakh
Total No of Dwelling Units	5

#### B. SLSMC Observations: -

- 1) The DPR was approved in 39th CSMC dated 30th Oct 2018 for 27 EWS units, now the same DPR is revised to 5 EWS units.
- 2) Undertaking regarding ULB share is required to be submitted by ULB.

#### C. SLSMC Appraisal: -

The proposal is recommended for approval of CSMC

### Projects under BLC – Gender Modification Request

**26/52: Construction of 221 EWS Dus under BLC at various places in UMARKHED MUNICIPAL COUNCIL ( DPR - 3)**

#### **A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Umarkhed Municipal Corporation
Previously approved Males	10
Previously approved Females	211
Proposed for Modification – Males	7
Proposed for Modification – Females	214

#### **B. SLSMC Observations: -**

Umarkhed municipal Council has requested for gender modification for approval.

#### **C. SLSMC Appraisal: -**

The proposal is recommended for approval of CSMC

### Projects under BLC

A total of 82 proposals were made and the number of EWS DUs were 13209.

List of BLC projects are mentioned below. The details of these projects are provided in **Annexure – II.**

S. No.	ULB/IA	DISTRICT	EWS Dus	SLSMC Appraisal
1	Ahmadpur Municipal Council	Latur	87	Project is recommended for approval of CSMC
2	Akola Municipal Corporation	Akola	361	Project is recommended for approval of CSMC

3	Akola Municipal Council	Akola	184	Project is recommended for approval of CSMC
4	Akot Municipal Council	Akola	78	Project is recommended for approval of CSMC
5	Alibag Municipal Council	Raigadh	16	Project is recommended for approval of CSMC
6	Ambad Municipal Council	Jalana	104	Project is recommended for approval of CSMC
7	Ambajogai Municipal Council	Beed	82	Project is recommended for approval of CSMC
8	Amravati Municipal Corporation	Amravati	389	Project is recommended for approval of CSMC
9	Ballarpur Municipal Council	Chandrapur	58	Project is recommended for approval of CSMC
10	Baramati Municipal council	Pune	290	Project is recommended for approval of CSMC
11	Barshi Municipal Council	Solapur	811	Project is recommended for approval of CSMC
12	Basmat Nagar Municipal Council	Hingoli	150	Project is recommended for approval of CSMC
13	Bhoom Municipal Council	Osmanabad	232	Project is recommended for approval of CSMC



14	Chalisgaon Municipal Council	Jalgaon	113	Project is recommended for approval of CSMC
15	Chikhaldara Municipal Council	Amravati	31	Project is recommended for approval of CSMC
16	Chikhali Municipal Council	Buldana	252	Project is recommended for approval of CSMC
17	Chiplun Municipal Council	Ratnagairi	23	Project is recommended for approval of CSMC
18	Daryapur Municipal Council	Amravati	202	Project is recommended for approval of CSMC
19	Daund Municipal Council	Pune	40	Project is recommended for approval of CSMC
20	Deulgaon Raja Municipal Council	Buldana	271	Project is recommended for approval of CSMC
21	Digras Municipal Council	Yavatmal	109	Project is recommended for approval of CSMC
22	Dudhani Municipal Council	Solapur	74	Project is recommended for approval of CSMC
23	Gadhinglaj Municipal Council	KOLHAPUR	19	Project is recommended for approval of CSMC
24	Guhagar nagar Pnachayat	Ratnagairi	11	Project is recommended for approval of CSMC

25	Hingoli Municipal Council	Hingoli	421	Project is recommended for approval of CSMC
26	Hupri Municipal Council	Kolhapur	21	Project is recommended for approval of CSMC
27	Ichalkaranji Municipal Council	Kolhapur	50	Project is recommended for approval of CSMC
28	Jalgaon Jamod Municipal Council	Buldana	336	Project is recommended for approval of CSMC
29	Jalgaon Municipal Corporation	Jalgaon	110	Project is recommended for approval of CSMC
30	Jejuri Municipal Council	Pune	24	Project is recommended for approval of CSMC
31	Jintur Municipal Council	Aurangabad	700	Project is recommended for approval of CSMC
32	Junnar municipal council	Pune	25	Project is recommended for approval of CSMC
33	Junnar Municipal Council	Pune	25	Project is recommended for approval of CSMC
34	Kalmeshwar - Bramhni Municipal Council	Nagpur	46	Project is recommended for approval of CSMC
35	Karad Municipal Council	Satara	58	Project is recommended for approval of CSMC

36	Kasai- Dodamarg nagar Pnachayat	Sindhudurga	70	Project is recommended for approval of CSMC
37	Kavathe Mahankal Municipal council	Sangali	74	Project is recommended for approval of CSMC
38	Khapa Municipal council	Nagpur	30	Project is recommended for approval of CSMC
39	Khuldabad Municipal Council	Aurangabad	154	Project is recommended for approval of CSMC
40	Lohara Nagar Panchayat	Osmanabad	200	Project is recommended for approval of CSMC
41	Lonar (sarovar) Municipal Council	BULDHANA	77	Project is recommended for approval of CSMC
42	Lonavala Municipal Council	Pune	44	Project is recommended for approval of CSMC
43	Lonavala Municipal Council	Pune	27	Project is recommended for approval of CSMC
44	Lonavala Municipal Council	Pune	33	Project is recommended for approval of CSMC
45	Maindargi Municipal council	Solapur	89	Project is recommended for approval of CSMC
46	Maindargi Municipal council	Solapur	90	Project is recommended for approval of CSMC

47	Majalgaon Municipal Council	Beed	578	Project is recommended for approval of CSMC
48	Malegaon Nagarpanchayat	Washim	61	Project is recommended for approval of CSMC
49	Manora Nagar Panchayat	Washim	140	Project is recommended for approval of CSMC
50	Mantha Nagar Panchayat.	Jalana	142	Project is recommended for approval of CSMC
51	Mehkar Municipal Council	Buldana	77	Project is recommended for approval of CSMC
52	Mehkar Municipal Council Phase II	Buldana	84	Project is recommended for approval of CSMC
53	Mohol Municipal Council	Solapur	185	Project is recommended for approval of CSMC
54	Mohol Municipal Council	Solapur	409	Project is recommended for approval of CSMC
55	Mohpa Municipal Council	Nagpur	59	Project is recommended for approval of CSMC
56	Nagpur Municipal Corporation	Nagpur	600	Project is recommended for approval of CSMC
57	Nagpur Municipal Corporation	Nagpur	250	Project is recommended for approval of CSMC

58	Nandurbar municipal council	Nandurbar	105	Project is recommended for approval of CSMC
59	Narkhed Municipal Council	Nagpur	129	Project is recommended for approval of CSMC
60	Navapur Municipal Council	Nandurbar	100	Project is recommended for approval of CSMC
61	Palus Municipal Council	Sangli	44	Project is recommended for approval of CSMC
62	Risod Municipal Council	Washim	122	Project is recommended for approval of CSMC
63	Samudrapur Nagar Panchayat	Wardha	44	Project is recommended for approval of CSMC
64	Sangamner municipal council	Ahmadnagar	109	Project is recommended for approval of CSMC
65	Saoli Nagar Panchayat	Chandrapur	158	Project is recommended for approval of CSMC
66	Saswad Municipal Council	Pune	71	Project is recommended for approval of CSMC
67	Shahada Municipal Council	Nandurbar	255	Project is recommended for approval of CSMC
68	Shegaon Municipal Council	Buldana	374	Project is recommended for approval of CSMC

69	Shendurjanaghat Municipal Council	Amravati	110	Project is recommended for approval of CSMC
70	Shendurni Nagar Panchayat	Jalgaon	326	Project is recommended for approval of CSMC
71	Shindkhed raja municipal council	Buldhana	52	Project is recommended for approval of CSMC
72	Shirur Municipal Council	Pune	25	Project is recommended for approval of CSMC
73	Tasgaon Municipal Council	Sangli	110	Project is recommended for approval of CSMC
74	Tasgaon Municipal Council	Sangli	162	Project is recommended for approval of CSMC
75	Tiosa Nagar Panchayat	Amravati	272	Project is recommended for approval of CSMC
76	Tumsar Municipal Council	Bhandara	193	Project is recommended for approval of CSMC
77	Udgir Municipal Council	Latur	115	Project is recommended for approval of CSMC
78	Vita Municipal Council	Sangli	70	Project is recommended for approval of CSMC
79	Washi Nagar Panchayat	Osmanabad	251	Project is recommended for approval of CSMC

80	Washi Nagar Panchayat	Osmanabad	251	Project is recommended for approval of CSMC
81	Washim municipal council	Washim	200	Project is recommended for approval of CSMC
82	Washim Municipal Council	Washim	250	Project is recommended for approval of CSMC
83	Yavatmal Municipal Council	Yavatmal	286	Project is recommended for approval of CSMC

### **Capacity Building Plan 2020-21**

Annual Capacity building plan for 2020 - 2021				
Sr no	Activity	GOM Share (Rs. In Lakhs)	GOI Share (Rs. In Lakhs)	Total (Rs. In Lakhs)
1	Establishment of SLTC	20.40	61.20	81.60
2	Establishment of CLTC	695.85	2087.55	2783.40
3	Trainings and Workshops	0	20.0	20.0
4	TPQM	302.40	907.20	1209.60
5	Social Audit	0.00	28.00	28.00
6	Geo tagging	0.00	490.93	490.93
	Total	1018.65	3594.88	4613.53

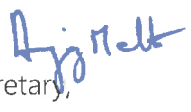
### **C. SLSMC Appraisal: -**

The Capacity building plan for 2020- 21 for PMAY (U) Maharashtra is recommended for approval of CSMC

  
Mission Director PMAY (U) V.P.& CEO MHADA  
Member Secretary, SLSMC



Additional Chief Secretary, Housing Department  
Government of Maharashtra



Chief Secretary,  
Government of Maharashtra  
Chairman SLSMC

26th SLSMC Meeting



## **Annexure-I (List of Participants)**

List of Participants in the 26<sup>th</sup> meeting of State Level Appraisal Committee (SLSMC) of PMAY (U) dated 26.06.2020

<b>Committee Members:</b>
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Shri Ajoy Mehta, Chief Secretary, Govt of Maharashtra
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Shri Sanjay Kumar, Additional Chief Secretary, Housing Department
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Shri Pravin Pardeshi Additional Chief Secretary UD -1
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Shri Milind Mhaikar Mission Director and V.P. & CEO MHADA Member Secretary
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Shri Rajendra Miragane Joint Chairman Maharashtra Housing Development Corporation, Member
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<b>Other Officers present:</b>
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Shri Sanjay Lad Chief Engineer MHADA
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Shri D. M. Muglikar Executive Engineer MHADA
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Shri Vishal Kondia Conceptual Advisory services
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## Annexure – II (List of 83 BLC Projects with details)

S. No.	ULB/IA	EWS Dus	Gol Share (Rs. Lacs)	GOM share (Rs. Lacs)	I/A share (Rs. Lacs)	Beneficiary share (Rs. Lacs)	EWS Project cost (Rs. Lacs)	EWS Unit Cost (Rs. Lacs)	Remarks
1	Ahmadpur Municipal Council	87	130.5	87	27.05	323.47	568.02	6.529	1) A separate certificate regarding assurance of water supply and Electricity not submitted. 2) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. All above remarks should be complied by ULB.
2	Akola Municipal Corporation	361	541.5	361	101.4	1126.2	2130.1	5.9006	1) Frequently submitting small DPRs for same ULB which resulting in difficulties in tracking records of such small DPRs. ULB to submit the combined DPRs in order to avoid difficulties in tracking records. 2) Wardwise marking of beneficiarities are not done on DP sheet.
3	Akola Municipal Council	184	276	184	51.72	574.34	1086.1	5.9025	1) Some of the plots are small in size, ULB to ensure that the plots are developable. 2) Sample documents should be certified by ULB. 3) Undertaking regarding ULB share is required to be submitted by ULB.
4	Akot Municipal Council	78	117	78	21.87	242.37	459.24	5.8877	1) One of the beneficiary is having area less than 30.00 Sq.mtr, ULB to ensure that the plot is developable. 2) Undertaking regarding ULB share is required to be submitted by ULB.
5	Alibag Municipal Council	16	24	16	0	62.57	102.57	6.4106	1) DP sheet along with ward wise marking of beneficiaries are required to be submitted with DPR by ULB. 2) Certified copy of beneficiary list should be resubmitted by ULB.

6	Ambad Municipal Council	104	156	104	0	342.78	602.78	5.796	<p>1) Attached DRAFT DP plan is not readable.</p> <p>2) Sample documents of ownership of land not enclosed. Photographs showing status of existing open plot or structure not attached.</p> <p>3) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. All above remarks should be complied by ULB.</p>
7	Ambajogai Municipal Council	82	123	82	0	294.38	499.38	6.09	<p>1) Income details and type of existing sturcture are not given with the beneficiary list, same should be furnished with the DPR. 2) Readable copy of DP sheet along with ward wise marking is required to be submitted by the ULB. 3) Google map alongwith ward wise marking is required to be submitted by ULB.</p>
8	Amravati Municipal Corporation	389	583.5	389	0	1106.9	2079.4	5.3456	<p>1) Wardwise marking along with number of beneficiaries on DP sheet is required to be attached with the DPR. 2) Undertaking for water supply and electricity attached is not signed, certified copy of the undertaking should be submitted by ULB. 3) Google map attached is not certified by ULB, certified copy of the same is required to be attached by ULB.</p>
9	Ballarpur Municipal Council	58	87	58	0	191.14	336.14	5.7955	<p>1) Wardwise marking should be done by ULB on DP sheet. 2) Beneficiary list should be certified by ULB.</p>

10	Baramati Municipal council	290	435	290	0	1038.1	1763.1	6.0795	1. Google map is not attached. 2 Proposed and earlier sanctioned Beneficiaries are not marked on DP Plan. 2. most of the beneficiaries showing Semi pakka House type ULB may Verify. 4) ULB confirm the plot sizes / areas particularly around 20 sqmt (sr no. 272, 288, 271, 260, 250) are buildable as per DC Rules. 6. Dus cost is varying between 5.91 to 6.26 lacks as carpet area varying from 26.41 sqm to 29.99 sqmt. All above remarks should be complied by ULB.
11	Barshi Municipal Council	811	1216.5	811	0	2911.5	4939	6.09	1) DPR is found in order.
12	Basmat Nagar Municipal Council	150	225	150	0	563.7	938.7	6.258	1) Sample documents of ownership of land not enclosed. Photographs showing status of existing open plot or structure not attached. 2) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. 3) Google map sheet not enclosed. All above remarks should be complied by ULB.
13	Bhoom Municipal Council	232	348	232	0	1064.5	1644.5	7.0881	1) Wardwise marking should be done on DP sheet by ULB
14	Chalisgaon Municipal Council	113	169.5	113	0	359.4	641.9	5.6805	1) Some of the plot sizes are ranging from 18 Sq.m to 25 Sq.m i.e. too much small in sizes, ULB to ensure that the plots are developable. 3) In beneficiary list details of income, type of existing structure etc are not furnished. 4) Ownership and area of plot as per documents does not matched with beneficiary list. All above remarks should be complied by ULB.

15	Chikhaldara Municipal Council	31	46.5	31	0	102.16	179.66	5.7955	1) Carpet Area calculations are not furnished with the typical plans, ULB should furnish the same. 2) The plot area of sample document and in Beneficiary list not matched. The ULB should submit the details before CSMC.
16	Chikhali Municipal Council	252	378	252	78.31	936.18	1644.5	6.5258	1) Some of the plot areas are less than 30.00 Sq.mtr, ULB to ensure that the plots are developable. 2) ULB to submit the undertaking regarding ULB grant. 3) Wardwise marking should be done by ULB on DP sheet.
17	Chiplun Municipal Council	23	34.5	23	0	75.83	133.33	5.797	1) Incomplete Annexure-II. i.e. point No. 20 not mentioned,
18	Daryapur Municipal Council	202	303	202	0	665.69	1170.7	5.7955	1) Carpet Area calculations are not furnished with the typical plans, ULB should furnish the same. ULB should submit the details before CSMC.
19	Daund Municipal Council	40	60	40	0	146.12	246.12	6.153	1) Wardwise marking on DP sheet is not done. ULB is required to submit the same. 2) Some of the plots are below 30.00 Sq.mtr ULB to ensure that the plots are developable.
20	Deulgaon Raja Municipal Council	271	406.5	271	0	893.08	1570.6	5.7955	1) Certified google sheet should be submitted by ULB. 2) Carpet Area calculations not given on plan. 3) Ownership of beneficiaries mentioned in beneficiary list not tallying with the sample documents attached. (Raju Kisan Jadhav, & Satish Yadav Pakhare). 4) Construction specifications not given. 5) Annexure II (Undertaking) is not in standard format as point No. 20 is not considered in it. All above points should be complied by ULB.

21	Digras Municipal Council	109	163.5	109	0	407.28	679.78	6.2365	1) Carpet area calculations are not furnished with the typical plans, ULB should furnish the same. 2) The details like area of plot, income details & type of existing structure are not given with the DPR, ULB should submit the details before CSMC. 3) ULB should submit the readable copy of DP sheet alongwith ward wise marking on it.
22	Dudhani Municipal Council	74	111	74	0	243.88	428.88	5.7957	1) DP sheet along with ward wise marking of beneficiaries are required to be submitted with DPR by ULB.
23	Gadhinglaj Municipal Council	19	28.5	19	0	62.62	110.12	5.7958	DPR found in order.
24	Guhagar nagar Pnachayat	11	16.5	11	0	36.25	63.75	5.7955	1) Incomplete Annexure-II. i.e. point No. 16 to 20 not mentioned, 2) Plot Area of Prakash Sangale as per Document and beneficiary not tallied,
25	Hingoli Municipal Council	421	631.5	421	117.7	1300.9	2471.1	5.8695	1) Carpet Area shown in 7-C form as 29.48 sqmt where as in plan 29.14 Sqmt. The ULB shall be confirm the same. 2) Certified copy of google map should be submitted by ULB. 3) Some of the plots having the too small area like 9, 10, 12, 15 sqmt and so on. The ULB shall be confirm that whether these plots are buildable as per DC rules. 4) Sample documents of ownership of land, residence etc are not attached. All above remarks should be complied by ULB.
26	Hupri Municipal Council	21	31.5	21	0	69.22	121.72	5.7962	DPR found in order.

27	Ichalkaranji Municipal Council	50	75	50	13.59	146.8	285.38	5.7077	1) Certified copy of beneficiary list (Each page) should be submitted by ULB). 2) Certified copy of DP sheet should be submitted by ULB. 3) The details of plot areas & income are not given with the DPR, same are required to be submitted by ULB.
28	Jalgaon Jamod Municipal Council	336	504	336	101.8	1196.7	2138.6	6.3648	1) A separate certificate regarding assurance of water supply and Electricity are not submitted. 2) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. 3) Enclosed Beneficiary List not readable & NOT IN STANDARD FORMAT. Plot areas are not mentioned in beneficiary list. DPR submitted for 336 beneficiaries, however beneficiary list submitted for 337 beneficiaries. 4) DP plan is not readable. All above remarks should be complied by ULB.
29	Jalgaon Municipal Corporation	110	165	110	30.54	335.76	641.3	5.83	1) Undertaking regarding ULB share is required to be submitted by ULB.
30	Jejuri Municipal Council	24	36	24	0	79.1	139.1	5.7958	1) Wardwise marking of beneficiaries on DP sheet is required to be submitted by ULB.
31	Jintur Municipal Council	700	1050	700	0	2336.6	4086.6	5.838	1) DP sheet is not attached with DPR, ULB should submit it showing ward wise marking. 2) Beneficiary list should be certified by ULB.
32	Junnar municipal council	25	37.5	25	7.12	79.952	149.57	5.9829	1) City profile documents not signed by ULB chief. 2) Executive summary sheet not signed by CO. 3) Sample documents not certified by ULB. All above remarks should be complied by ULB.

33	Junnar Municipal Council	25	37.5	25	7.21	81.603	151.31	6.0525	1) DP sheet and google map showing ward wise marking on it are not attached with DPR, ULB to submit the same. 2) Sample documents showing ownership are not attached, ULB to submit the same.
34	Kalmeshwar - Bramhni Municipal Council	46	69	46	0	151.59	266.59	5.7954	1) Carpet area mentioned in typical plan -II and in 7-C form not tallying. In Typical Plan I carpet area calculations not given. 2) Incomplete documents of Gift-deed. Plot Area not mentioned in the Gift Deed.
35	Karad Municipal Council	58	87	58	0	200.16	345.16	5.951	1) Certified copy of google sheet should be submitted by ULB. 3) Beneficiary list not submitted in prescribed format. Type of existing structure not mentioned in list. 4) In Beneficiary List - Name of the beneficiary not found as per submitted ownership documents, Plot area does not matched with ownership documents. The ULB shall be ensured the beneficiaries name and numbers of beneficiary, their plot area as per documents. All above remarks should be complied by ULB.
36	Kasai-Dodamarg nagar Pnachat	70	105	70	0	230.69	405.69	5.7956	1) Land ownership not proved the Beneficiary named Sameer Mohan Gardi. 2) In Beneficiary List At sr. no. 52 and 58 plot area not mentioned.



37	Kavathe Mahankal Municipal council	74	111	74	0	243.87	428.87	5.7955	1. Beneficiary list- all pages not signed by CO. All sample documents are not certified. sample document attached for beneficiary serial no 28 of Shri Laxman Dhanwant Jadhav is not adequate as the 7/12 extract showing lien (Boja) of credit society. 2. Beneficiary list - area of plot for above person is showing 36 Sqm and in 7/12 extract it is 236.20 sqm ULB may clarify. Beneficiary list area of plot for Ashok Sakharan Chavan at sr. no 3 is showing 37.00Sqm and in 7/12 extract it is 30.45 sqm ULB may clarify. 4. Plans are not certified by Chief Officer. 5. carpet area mentioned in plan is not tally with carpet area given in 7C form. ULB should comply all above remarks and make necessary corrections.
38	Khapa Municipal council	30	45	30	0	98.87	173.87	5.7957	1. Beneficiaries are not marked on Google Map. 2. Earlier sanctioned DPR wise DUs are not marked on Dp plan. 3. Carpet area calculation is not given. 4. sample document attached for beneficiary serial no 23 of Shri Mangesh Bavankule is not adequate as the 7/12 extract is absent. All above remarks should be complied by ULB.
39	Khuldabad Municipal Council	154	231	154	0	581.97	966.97	6.279	1) Certified copy of DP sheet showing ward wise marking should be submitted by ULB. 2) The details of ownership and type of existing structure are not furnished with the DPR, same is required to be submitted by ULB.
40	Lohara Nagar Panchayat	200	300	200	0	585.7	1085.7	5.4285	1) Beneficiary list needs corrections as plot areas are mentioned repeatedly same. ULB to check the same and resubmit it

									before CSMC.
41	Lonar (sarovar) Municipal Council	77	115.5	77	0	253.75	446.25	5.7955	1) Carpet Area calculations are not furnished with the typical plans. The ULB should submit the details before CSMC.
42	Lonavala Municipal Council	44	66	44	13.06	151.15	274.21	6.232	1) Some of the plot areas are small in sizes, ULB to ensure that the plots are developable. 2) Frequently submitting small DPRs for same ULB which resulting in difficulties in tracking records of such small DPRs. ULB to submit the combined DPRs in order to avoid difficulties in tracking records.
43	Lonavala Municipal Council	27	40.5	27	8.01	92.66	168.17	6.2285	1) Septic tank details, location not shown in plan. ULB to show it in plan. 2) DP sheet and google map showing ward wise marking on it are not attached with DPR, ULB to submit the same. 3) Sample documents showing ownership are not attached, ULB to submit the same.
44	Lonavala Municipal Council	33	49.5	33	9.65	110.56	202.71	6.1427	1) DP sheet and google map are attached but ward wise marking on it is not done, ULB to submit the same. 2) One of the plo is shown as 18.00 Sq.Mtr, ULB to ensure that the plot is developable. 3) Undertaking regarding ULB share is required to be submitted by ULB.
45	Lonavala Municipal Council	27	40.5	27	7.91	90.75	166.16	6.1541	1) DP sheet and google map are attached but ward wise marking on it is not done, ULB to submit the same. 2) Some of the plots are less than 25.00 Sq.Mtr, ULB to ensure that the plots are developable. 3) Undertaking regarding ULB share is required to be submitted by ULB.

46	Maindargi Municipal council	89	133.5	89	0	293.32	515.82	5.7957	1. Earlier sanctioned and Proposed DPR wise No. of Beneficiaries are not marked on DP plan & Google Map. 2. Carpet area calculation is not given on both plan. All above remarks should be complied by ULB.
47	Maindargi Municipal council	90	135	90	0	296.63	521.63	5.7959	1) In Annexure II - Undertaking point No 20 not included as per standard Guidelines. 2) Earlier sanctioned and proposed DPR wise no of beneficiaries are not marked on DP plan and Google map. 3) Carpet area not given in both plan. All above remarks should be complied by ULB.
48	Majalgaon Municipal Council	578	867	578	0	2050.7	3495.7	6.048	1) DP sheet is not attached with DPR, ULB should submit it showing ward wise marking. 2) Beneficiary list should be certified by ULB. 3) Income details are not furnished with the DPR. ULB should submit the same along with certified beneficiary list. 4) Carpet area calculations are not given with typical plan, same should be submitted by ULB.
49	Malegaon Nagarpanch ayat	61	91.5	61	0	201.04	353.54	5.7957	1) Carpet Area mentioned in 7-C form and on plan not matched. 2) Plot areas mentioned in beneficiary list and sample documents are not tallying with each other. 3) sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. All above remarks should be complied by ULB.

50	Manora Nagar Panchayat	140	210	140	0	461.38	811.38	5.7956	1. Beneficiaries are not marked on google map. 2. Dp sheet is not attached. 3. Typical type 2 plan carpet area calculation is not given. 4. In typical type 1 plan carpet area calculation is different from carpet area mentioned in 7 C form. 5. Sample documents are not certified by CO. All above remarks should be complied by ULB.
51	Mantha Nagar Panchayat.	142	213	142	0	479.96	834.96	5.88	1) Attached DRAFT DP plan is not readable. 2) Incomplete documents of ownership of land are attached. 3) Area mentioned in survey sheet not tallying with area mentioned in Beneficiary list. 4) Google sheet not attached. 5) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. All above remarks should be complied by ULB.
52	Mehkar Municipal Council	77	115.5	77	0	253.75	446.25	5.7955	1) Wardwise marking should be done by ULB on DP sheet.
53	Mehkar Municipal Council Phase II	84	126	84	0	276.83	486.83	5.7956	1) Annexure II (UNDERTAKING) is not as per standard format as point no 20 is not considered in it. 2) Carpet area calculations not shown in plan. 3) Sample documents attached, particularly ownership are not readable. 4) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. All above remarks should be complied by ULB.
54	Mohol Municipal Council	185	277.5	185	0	609.72	1072.2	5.7958	1) Certified copy of beneficiary list (Each page) should be submitted by ULB).

55	Mohol Municipal Council	409	613.5	409	0	1347.9	2370.4	5.7955	1) Carpet area mentioned in typical plan -II and in 7-C form not tallying. In Typical Plan I carpet area calculations not given. 2) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet.
56	Mohpa Municipal Council	59	88.5	59	0	194.48	341.98	5.7963	1) Carpet area mentioned in typical plan -II and in 7-C form not tallying. In Typical Plan I carpet area calculations not given. 2) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet.
57	Nagpur Municipal Corporation	600	900	600	0	1500.6	3000.6	5.001	1) DP sheet attached is not readable, ULB should resubmit the same alongwith ward wise beneficiary marking. 2) Income details are not given in beneficiary list, ULB should furnish the details. 3) Google map is not attached with the DPR, ULB should attach the same before CSMC.
58	Nagpur Municipal Corporation	250	375	250	0	643.98	1269	5.0759	1) DP sheet attached is not readable, ULB should resubmit the same alongwith ward wise beneficiary marking. 2) Income details are not given in beneficiary list, ULB should furnish the details. 3) Google map is not attached with the DPR, ULB should attach the same before CSMC.
59	Nandurbar municipal council	105	157.5	105	0	388.34	650.84	6.1985	1) Google map attached is not certified, ULB to submit the certified copy of the same. 2) Undertakings and certificates should be in standard format and should have headings of the DPR on it, ULB to submit the corrected copies of the same. 3) Sample documents are not certified by ULB. ULB should submit the certified copies of the same. 4)

Some of the plots are too small in sizes like 18.00 Sq. mtr, 19.00 Sq. mtr etc. ULB to ensure that the plots are developable as per guidelines.

1. Carpet area given in 7c is not tally with Typicl plan Area.2.Previously approved Dus are not marked on DP plan.3.At serial no 120 of beneficiary list plot area shown is zero.(0.00) Ulb may clarify. How the beneficiary is taken in proposal.

1) Some of the plot areas are smaller In size, less than 25.00 Sq.mtr. ULB to ensure that the plots are developable. 2) Certified Copy of beneficiary list should be attached by ULB. 3) The details of ownership and type of existing structure should be submitted with the DPR. 4) Sample documents are not attached with the DPR, ULB should attach the same before CSMC.

1)As per sample documents Plot area of CHHAYA APPA BHOSALE and SUSHAMA AVINASH KULKARNI and area mentioned in Beneficiary List not matched. 2) Carpet area mentioned on plan and 7-C form is not matched.

1) Annexure II (Undertaking) needs corrections, ULB to correct the same and resubmit it.

1. DP PLAN is not Attached. 2. Earlier sanctioned and Proposed DPR wise No. of Beneficiaries are not marked on DP plan &

Google Map. All above remarks should be complied by ULB.

1) Google map attached is not certified, ULB to submit the certified copy of the same. 2) Undertakings and certificates should be in standard format and should have headings of the DPR on it, ULB to submit the corrected copies of the same. 3) Sample documents are not certified by ULB. ULB should submit the certified copies of the same. 4) Some of the plots are too small in sizes like 13.00 Sq. mtr, 14.00 Sq. mtr etc. ULB to ensure that the plots are developable as per guidelines. All above remarks should be complied by ULB.

1) Annexure II (Undertaking) is not in standard format as point No. 20 is not considered in it. ULB should submit the corrected undertaking.

1) Wardwise marking on DP sheet is not done. ULB is required to submit the same. 2) Some of the plots are below 30.00 Sq.mtr ULB to ensure that the plots are developable.

1) Some of the plot areas are smaller In size, less than 25.00 Sq.mtr. ULB to ensure that the plots are developable. 2) Certified Copy of beneficiary list should be attached by ULB.

1) Some of the plot areas are less than 25.00 Sq.mtr, ULB to ensure that the plots are developable. 2) ULB to submit the undertaking regarding ULB grant.

70	Shendurjan aghat Municipal Council	110	165	110	34.07	406.45	715.52	6.5047	1) Some of the plot areas are ranging between 18 Sq. mt to 25 Sq. mt in sizes which are too small. ULB should ensure that the plots are developable. 2) ULB should submit the DP sheet showing ward wise marking on it.
71	Shendurni Nagar Panchayat	326	489	326	0	1372.3	2187.3	6.7095	1) The beneficiary list should be certified on each page by ULB. 2) DP sheet showing ward wise marking on it is not submitted by ULB, same should be submitted by ULB.
72	Shindkhed raja municipal council	52	78	52	14.88	167.65	312.53	6.0102	1. Documents checklist /Information required in DPR instead of original paper 2nd page is coloured xerox paper attached. 2) City profile documents are not signed by CO. 3) In drawing sets M/s Pooja Consultants plans are not signed by CO. 4) Earlier sanctioned and Proposed DPR wise no of Beneficiaries are not marked on DP plan & Google Map. 5) One DP plan not signed by CO. 6) Sample documents are not certified. All above remarks should be complied by ULB.
73	Shirur Municipal Council	25	37.5	25	0	72.27	134.77	5.3908	1) Annexure II (Undertaking) is not in standard format as point No. 20 is not considered in it. ULB should submit the corrected undertaking. 2) Cost per DU mentioned in executive summary and estimate not tallying with each other, ULB should correct the same. 3) Plan required for option I is not submitted with DPR, ULB to submit the same. 4) Sample document are unsigned and area mentioned in sample document as well as in list are not tallying with each other. ULB to correct the



remarks.

1)In 7-C form (GOM) Carpet Area for DU shown as Max 25.20 Sq.m and Min 24.20 Sq.m where as, as per plan it is shown as 27.25 and 28.55 sqm type I & II respectively. Which are not tallying with each other. 2) Beneficiary list not submitted in prescribed format. Type of existing structure is not mentioned in list. 3) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. 4) In beneficiary List Digvijay and Vishwajeet Pratap Patil found in one Family. The ULB shall be ensure the eligibility of beneficiaries and numbers of beneficiaries, their plot area as per documents. All above remarks should be complied by ULB.

Tasgaon  
Municipal  
Council

74

110

165

110

0

379.27

654.27

5.9479

75	Tasgaon Municipal Council	162	243	162	0	558.42	963.42	5.947	1) 7-C form- In 7-C form (GOM) Carpet Area per DU shown as Max 25.20 Sqm and Min 24.20 Sqm however as per plan it is shown as 27.25 and 28.55 sqm Option I & II respectively, which are not tallying with each other. 2) Beneficiary list not submitted in prescribed format. type of existing structure not mentioned in list. 3) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. 4) In beneficiary List plot sizes are too small i.e ranging between 9.00 sq. mt to 21.00 Sq. mt ULB to ensure that the plots are developable. 5) The ULB shall be ensured the beneficiaries name and numbers of beneficiary and their plot areas as per documents. All above remarks should be complied by ULB.
76	Tiosa Nagar Panchayat	272	408	272	0	896.38	1576.4	5.7955	1) The Carpet area mentioned in OPTION I plan (29.92 Sqm) does not matched with carpet area mentioned in 7-C form (28.55 Sq. mtr) 2) Carpet Area calculations not shown in OPTION II plan.
77	Tumsar Municipal Council	193	289.5	193	0	636.06	1118.6	5.7956	1) Annexure II (Undertaking) is not in standard format as point No. 20 is not considered in it. 2) Carpet area calculations are not given in typical plans. 3) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. All above remarks should be complied by ULB.

78	Udgir Municipal Council	115	172.5	115	36.21	436.66	760.36	6.6119	1) Three plots are too small in size i.e. ranging from 23 Sq.m to 27 Sq.m. ULB to ensure that the plots are developable. 2) A separate certificate regarding assurance of water supply and Electricity are not submitted. 3) Earlier sanctioned DPR wise Number of Dus and proposed Number of Dus not shown in DP sheet. All above remarks should be complied by ULB.
79	Vita Municipal Council	70	105	70	0	241.52	416.52	5.9503	1) Photographs showing status of existing open plot or structure not attached. 2) The Land ownership and area as per attached documents and as per Beneficiary list shall be confirmed by the ULB. 3) The beneficiary list shall be submitted in standard format. All above remarks should be complied by ULB.
80	Washi Nagar Panchayat	251	376.5	251	0	1172.8	1800.3	7.1723	1) Wardwise marking should be done on DP sheet by ULB. 2) The details of ownership, type of existing structure and income details are not furnished in the beneficiary list, same should be submitted by ULB.
81	Washim municipal council	200	300	200	49.12	728.2	1277.3	6.3866	1) City profile documents not signed by ULB chief. 2) Proposed and earlier sanctioned DPR wise Dus are not shown on DP plan and Google map. 3) Sample documents not certified by ULB. All above remarks should be complied by ULB.
82	Washim Municipal Council	250	375	250	68.95	1098.8	1792.7	7.1708	1) Cost per DU is on higher side i.e. 7.17 Lakh, ULB should check the same. 2) Readable copy of DP sheet should be submitted by ULB.

83	Yavatmal Municipal Council	286	429	286	0	1062.8	1777.8	6.216	1) Wardwise marking on DP sheet is not done. ULB is required to submit the same. 2) Some of the plots are below 30.00 Sq.mtr ULB to ensure that the plots are developable. 3) Estimates are unsigned, ULB to submit the certified copy of the same.
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26th SLSMC Meeting