

Office Note:

Subject: PMAY – HFA (U) Minutes of 27th Meeting of SLSMC

Reference : Minutes of Meeting issued vide office note No. ET788/20 dtd.04/12/2020


The 27th meeting of State Level Sanctioning and Monitoring Committee (SLSMC) for PMAY-HFA (U) was held on 02.11.2020, in the SamitiKaksha of Hon'ble Chief Secretary, 6th floor, Mantralaya, Mumbai as directed by Hon'ble Chief Secretary. The meeting was attended by following members of SLSMC.

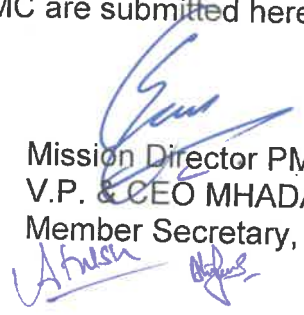
- 1) Shri Sanjay Kumar, Hon.Chief Secretary, Maharashtra
- 2) Dr. Nitin Kareer, Revenue Secretary, Additional Chief Secretary, Maharashtra
- 3) Shri S.V.R Srinivas, Principal Secretary, Housing Department, Maharashtra
- 4) Shri Mahesh D. Pathak, Principal Secretary, Urban Development II, Maharashtra
- 5) Shri Anil Diggikar, VP & CEO MHADA & Mission Director PMAY (U), Maharashtra
- 6) Dr. Kiran Kulkarni, Directorate of Municipal Administration, Maharashtra
- 7) Shri K.N. Kumbhare, National Housing Bank.

The Minutes of 27th SLSMC Meeting have been issued vide office note under reference.

- a) it is submitted that in case of S.N.27/6-Construction of 1720EWS DU's on S.No. 7/1 and others at village Titwala Dist-Thane, the SLSMC appraisal entered is due to printing mistake. 27th SLSMC appraisal it is to be read as, the DPR is recommended for approval of CSMC with observations.

Accordingly corrected Minutes of Meeting of 27th SLSMC are submitted herewith for approval.


Principal Secretary,
Housing Department
Member SLSMC/PMAY


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


Chief Secretary
Government of Maharashtra &
Chairman SLSMC/PMAY

**Minutes of the
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- 2) Dr. Nitin Kareer, Revenue Secretary, Additional Chief Secretary, Maharashtra
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- 4) Shri Mahesh D. Pathak, Principal Secretary, Urban Development II, Maharashtra
- 5) Shri Anil Diggikar, VP & CEO MHADA & Mission Director PMAY (U), Maharashtra
- 6) Dr. Kiran Kulkarni, Directorate of Municipal Administration, Maharashtra
- 7) Shri K.N. Kumbhare, National Housing Bank.

The Minutes of Meeting of 27th SLSMC are submitted herewith for approval.


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Housing Department
Member SLSMC/PMAY


Chief Secretary
Government of Maharashtra &
Chairman SLSMC/PMAY


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

**Minutes of the
27th Meeting of State Level Sanctioning & Monitoring Committee (SLSMC) for PMAY-
HFA (U)**

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Minutes of the 27th meeting of State Level Sanctioning and Monitoring Committee (SLSMC) for PMAY- HFA (U) held on 02nd November, 2020

- A. The 27th meeting of SLSMC for PMAY-HFA (U) was held on 2nd November, 2020 at 1530hrs at Conference hall of Chief Secretary's office 6th floor, Mantralaya, Mumbai.
- B. The Honorable Chief Secretary, Govt. of Maharashtra and Chairman, SLSMC Shri. Sanjay Kumar presided over the meeting. The List of Participants is at **Annexure-I**.
- C. The Member Secretary welcomed the Honorable Chief Secretary and all members present and briefed them about the agenda of the meeting.
- D. The minutes are as follows.

Important Observations/Directions of SLSMC

1. There is a large gap in number of applications received on PMAY-MIS portal and validation thereof. All the ULBs are therefore directed to complete the validation of beneficiary on top priority and ensure that eligible applicants are included in the project proposals submitted for approval.
2. ULBs to ensure completion of the entire project related entries in PMAY-MIS urgently.
3. ULBs/ Implementing agencies to also ensure completion of all entries in PMAY-MIS and beneficiary attachment before submitting any project proposals.
4. The Implementing Agencies are directed to complete the MIS entries of beneficiaries including Aadhar seeding.
5. ULBs/ Implementing Agencies to obtain all the approvals/ clearances/ Permissions/ NOCs etc. as required under prevailing statute for their proposals at their own level. ULBs/ Implementing agencies should also adhere to their regular process of approval as per prevailing statute.
6. Hon'ble 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.

27/1: Confirmation of minutes of 26th Meeting of SLSMC under PMAY

The minutes of 26th meeting of SLSMC were confirmed.

Projects under AHP-PPP

27/2: Construction of 720 EWS Dws @ S.No.170/2A/1, 170/2A/3, 170/B, 172/1A at village Poladpur Tal. Poladpur.

A. Basic Information: -

Component	AHP PPP
Name of Implementing Agency	M/s Ami Realty Developers LLP in Partnership with Konkan Board
Project Cost	Rs. 7416.00 Lacs
Central Assistance	Rs. 1080.00 Lacs
State Share	Rs. 720 Lacs
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 5616.00 Lacs
Total No of Dwelling Units	720

B. SLSMC Observations: -

- 1) The land is in R- Zone and is within Poladpur Nagar Panchayat limits.
- 2) Part Land ownership is with the partners of the firm & part land with development agreement.
- 3) **The time period is 36 months which is beyond mission period.**
- 4) Access to the scheme through Goa - Mumbai Highway.
- 5) Assurance for water supply from Poladpur Nagar Panchayat & electric supply from Mahavitaran Sub Division Poladpur is enclosed.
- 6) A) The estimated cost per DU as per DPR is Rs.12.49 Lakhs s.
B) Cost as per ASR is Rs. 8.691 Lakhs.
C) Cost per DU demanded by PP is Rs.10.30 Lakhs which is 18.73% above ASR cost. which is in tune with pricing policy. **However, letter from developer accepting / demanding the proposed EWS cost not enclosed.**

SLAC Appraisal:

The time period of Project should be confirmed from Project Proponent by the Chief Officer, Konkan board and also other observations of SLAC specially 6 (c) Letter to Government of India, MoHUA be sent regarding soliciting proposals beyond mission period i.e. March 2022.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC with above observation.

27/3:Construction of 4508 EWS (2933 for PMAY & 1575 for free sale) Dus @ S.No.41/2,42,43/1,60/1 to 60/8, 62/1,62/2C,62/3,62/4,64/3 to 64/6, 64/10 to 64/16, 68/4,68/7,69/1 to 69/6, 69/8 to 69/15, 70,71/1, to 71/13, 72/1A, 72/1B,72/2,72/3 & 73 at village Dhokali, Balkum, Thane

A. Basic Information: -

Component	AHP PPP
Name of Implementing Agency	M/s Siddhi Real Estate Developers in Partnership with Konkan Board
Project Cost	Rs. 124799.5 Lacs
Central Assistance	Rs. 4399.5 Lacs
State Share	Rs. 2933 Lacs
Implementing Agency Share	Rs. 0Lacs
Beneficiary Share	Rs. 117466.65 Lacs
Total No of Dwelling Units	2933

B. SLSMC Observations: -

- 1) The part land is in R- Zone and part in Industrial Zone & is within Thane Municipal Corporation limits.
- 2) Most of the Land ownership is with the firm except one plot which is in the name of Govani Hotels Pvt. Ltd who is joint applicant.
- 3) **The time period is 96 months which is well beyond mission period.**
- 4) Access to the scheme through 25m & 30m D.P Roads.
- 5) Assurance for water supply from Thane Municipal Corporation & electric supply from competent authority is enclosed.
- 6) A) The estimated cost per DU as per DPR is Rs.42.55 Lacs.
B) Cost as per ASR is Rs. 31.053 Lacs.
C) **Cost per DU demanded by PP is Rs.42.55 Lacs which is 37% above ASR cost.** which is beyond permissible incentive of 20% as per pricing policy.

Hence the proposal is to be placed before Pricing Committee.

SLAC Appraisal:

The project proponent or his representative was not present. The project duration is too long and way beyond PMAY(u) mission period. The possibility of reduction of time period of the project can be explored from the project proponent by CO/Konkan Board MHADA

SLSMC observations :

The project proponent and his architect expressed inability to reduce the project period.

C. SLSMC Appraisal: -

The DPR is not recommended for approval of CSMC.

27/4:Construction of 40 Ts EWS & 53 Ts LIG on Gat No.3603 & 3610 (p)) at Parner District Ahmednagar

A. Basic Information: -

Component	AHP PPP
Name of Implementing Agency	M/s Shirish Shetiya Landmark in partnership with Nashik Board
Project Cost	Rs.378.39 Lacs
Central Assistance	Rs. 60 Lacs
State Share	Rs. 40 Lacs
Implementing Agency Share	Rs. 0Lacs
Beneficiary Share	Rs. 278.39 Lacs
Total No of Dwelling Units	93

B. SLSMC Observations: -

- 1) The land under project is in Green Zone & is within municipal limit.
- 2) Land is in the name of partners of PP. The 7/12 Extract reflects the name of KUL i.e. the land is not free from encumbrances.
- 3) The assurance from Parner Nagar panchayat for water Supply and Electrification is attached with DPR.
- 4) The land is adjoining to 30 mtrs existing Parner Shirpur pune Road. The required width of access road of is 12.0 mtrs is not shown on plan.
- 5) Total no's 40 EWS & 53 LIG DUs are planned. The PP has offered 40 EWS DUs & 7 LIG DUs under PMAY as per pricing policy.
- 6) a) The cost per EWS DU as per estimate is Rs.8.799 lacs, the cost as per ready reckoner is Rs.5.866. The difference between RR price and estimate is 50 %.
b) The PP has demanded &has agreed for Rs.7.039 lacs which is20% above RR price. The same is within permissible incentive of 20% as per pricing policy.
c) The cost per LIG DU as per estimate is Rs15.698 lacs. The cost as per ready reckoner is Rs.11.527. The Difference between RR price and estimate is 36%.
d) The PP has demanded has agreed for Rs.13.83 lacs. which is 20% above RR price. The same is within permissible incentive of 20% asper pricing policy.

SLAC Appraisal:

It was directed that the encumbrances of KUL name in the 7/12 extract should be cleared by the project proponent before signing of MOU. The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is deferred & directed for submission of compliance

**27/5:Construction of 362 Ts EWS &459 Ts LIG on Gat
No.1339,1344/1,1344/2A,1344/2B,, 1347,1349,1350/2,1350/3, & 1352 at Amalner, Dist.
Jalgaon**

A. Basic Information: -

Component	AHP
Name of Implementing Agency	M/s Shri N.T. Mundada City in partnership with Nashik Board
Project Cost	Rs. 3327.866 Lacs
Central Assistance	Rs. 543 Lacs
State Share	Rs. 362 Lacs
Implementing Agency Share	Rs. 0 Lacs
Beneficiary Share	Rs. 2422.87Lacs
Total No of Dwelling Units	411

B. SLSMC Observations: -

According to the report it is seen that,

- 1) The land under project is in R Zone & is outside municipal limit but within permissible 500m.
- 2) Land is in the name of PP
- 3) The assurance from Municipal Council for water Supply and Mahavitran for Electrification is attached with DPR.
- 4) The layout plans are prepared on 7 separate land parcels and total EWS & LIG DUs in these parts are considered in DPR. Since layouts are separately prepared the connectivity of each part cannot be ascertained. Further required width of 12m road for each part is not seen.
- 5) The required width of access road of is 12.0 mtrs as per UD notification.
- 6) The PP has offered 362 EWS DUs and 49 LIG under PMAY as per pricing policy.
- 7) The estimates are prepared as per land parcels. Hence the pricing details land parcel wise are necessary.
- 8) a) The cost per EWS DU as per estimate is Rs7.76 lacs to 10.16 lacs. The cost as per ready reckoner is Rs.7.66. The average difference between RR price and estimate is more than 30 %.The PP has demanded Rs.9.193 lacs. which is 20% above RR price. The same is within permissible incentive of 20% as per pricing policy.
b) The cost per LIG DU as per estimate is Rs 19.02 lacs to 21.16 lacs, the cost as per ready reckoner is Rs.14.61.The average difference between RR price and estimate is more than 30 %. The PP has demanded Rs17.53 lacs. which is 20% above RR price. The same is within permissible incentive of 20% as per pricing policy.

SLAC Appraisal:

Compliances on observation at point 4,5 above be complied by project proponent through Chief Officer Nashik Board.

C. SLSMC Appraisal: -

The DPR is deferred & directed for submission of compliance.

27/6: Construction of 1720 Ts EWS on S. No. 7/1, 7/2,7/3,73/4/A,73/4/C,73/4/B,73/2A,73/5/AS at Village Titwala Dist Thane

A. Basic Information: -

Component	AHP – PPP
Name of Implementing Agency	M/s Jai Ganesh Developers in partnership with Konkan Board
As per PMAY Pricing Policy:	
Project Cost	Rs. 16150.80 Lacs
Central Assistance	Rs. 1290 Lacs
State Share	Rs. 860Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 14000.80 Lacs
Total No of Dwelling Units	860

Component	AHP – PPP
Name of Implementing Agency	M/s Jai Ganesh Developers in partnership with Konkan Board
Cost of unit preferred by Project Proponent:	
Project Cost	Rs. 20893.59 Lacs
Central Assistance	Rs. 1290 Lacs
State Share	Rs. 860Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 18743.59 Lacs
Total No of Dwelling Units	860

B. SLSCMC Observations: -

- 1. The land is Partly in R- Zone and Partly in green zone** is within Kalyan Municipal Corporation limits.
- From the **7/12 extract it is seen that there is court case**. Thus the land is not free from encumbrances.
- It is stated in office note that there is **no approach road existing on site** to the said project. Proposed 30.00m DP road is passing through the site.
- Assurance for water supply from KDMC enclosed. However, assurance from competent authority for electricity not enclosed.
- a) The cost per EWS DU under PMAY as per estimate is Rs24.29 lacs. The cost as per ready reckoner is Rs.15.65. The difference between RR price and estimate is more than 35.57%. The PP has demanded Rs.18.783 lacs. which is 20% above RR price. **The same is within permissible incentive of 20% as per pricing policy.**
b) The cost per EWS DU as per Developer Price is Rs.21.79 lacs.
- The CO/KB has considered the balcony area + 40% of terrace area and 1.87 sq.mtr. for

average floor rise & the same is added to RERA carpet of 29.49 sq.mtr. Thus total BUA comes to $37.16 \times 1.1 = 40.876$ sq.mtr & have recommended for approval. The BUA recommended by Konkan Board is super built-up Area. **However, these BUA calculations are in contrary to the prevailing guideline.**

SLAC Appraisal:

Shri Rajendra Miragane informed that the court case is settled. The necessary documents along with 7/12 extract be submitted by the project proponent through Chief Officer Konkan Board. The DPR is recommended for SLSMC approval after the compliance of court case issue.

C. SLSMC Appraisal: -

The DPR is deferred & directed for submission of compliance.

27/7: Construction of 968 Ts EWS on S.No.89/1/A,95/1/A,95/2,95/10 at Village Titwala District Thane as per PMAY pricing Policy.

- a) As per PMAY pricing policy
- b) As per pricing preferred by Project Proponent

A. Basic Information: -

Component	AHP – PPP
Name of Implementing Agency	M/s Charms Developers in partnership with Konkan Board
As per PMAY pricing policy:	
Project Cost	Rs. 8668.44 Lacs
Central Assistance	Rs. 726.00 Lacs
State Share	Rs. 484.00 Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 7458.44 Lacs
Total No of Dwelling Units	484

Component	AHP - PPP
Name of Implementing Agency	M/s Charms Developers in partnership with Konkan Board
Cost of unit preferred by Project Proponent:	
Project Cost	Rs. 9588.04Lacs
Central Assistance	Rs. 726.00 Lacs
State Share	Rs. 484.00 Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 8378.04 Lacs
Total No of Dwelling Units	484

B. SLSCM Observations: -

1. The land is in green zone &.is within Kalyan Municipal Corporation limits.
2. It is not mentioned in office note about approach road however as per plans **existing 30.00m DP road is passing along the site.**
3. Assurance for water supply from competent authority enclosed. However, assurance from competent authority for electricity not enclosed.
4. A) The cost per EWS DU under PMAY as per estimate is Rs19.81 lacs. The cost as per ready reckoner is Rs.14.92. The Difference between RR price and estimate is more than 32.72%. The PP has demanded Rs.17.91 lacs. which is 20% above RR price. **The same is within permissible incentive of 20% as per pricing policy.**
B)The cost per EWS DU as per Developer price is Rs.19.81 lacs
5. The CO/KB has considered the balcony area + 40% of terrace area and 1.87 sq.mtr. for average floor rise & the same is added to RERA carpet of 29.74 sq.mtr.Thus total BUA comes to $35.43 \times 1.1 = 38.973$ sq.mtr & have recommended for approval.The BUA

recommended by Konkan Board is super built-up Area.
However, these **BUA calculations are in contrary to the prevailing guideline.**

SLAC Appraisal:

The DPR is recommended for SLSMC Approval.

C. SLSMC Appraisal: -

The DPR is recommended for Approval of CSMC subject to corrections and observations made by SLAC/ SLSMC.

27th SLSMC Meeting

27/8:Construction of 62,428 EWS DUs (44,276 for beneficiaries under PMAY and 18,152 for free sale) and 13,829 LIG (for sale) S.No. 3 to 9,11,13 to 42, 44 to 52, 84 to 89, 91 to 93,95 to 100, 103 to 105, 181, 185,189, 191 with respective Hissa's having in total 390 plots(area 146.74 Hectare) of Village Rajawali, Tal: Vasai, District: Palghar

A. Basic Information: -

Component	AHP PPP
Name of Implementing Agency	Conceptual Advisory Services LLP in partnership with Konkan Board
Project Cost	Rs. 9,96,210 Lacs
Central Assistance	Rs. 66,414 Lacs
State Share	Rs. 44,276 Lacs
Implementing Agency Share	Rs. 0 Lacs
Beneficiary Share	Rs. 8,85,520Lacs
Total No of Dwelling Units	76,257

B. SLSMC Observations: -

Background: -

- Proposal of Conceptual Advisory Services LLP of 62428 EWS dwelling units was discussed in the meeting. The Proposal was in principle approved by CSMC in it 40th meeting at 28/11/2018 for 50328 EWS dus.
- They had submitted the DPR in August 2019 for 62428 EWS and 13829 LIG dwelling units and was placed before 22nd SLSMC held on 23/08/19. 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.
- Accordingly, the meeting of the pricing committee was held 22/09/2020 and the pricing committee have recommended price per unit as Rs.22.50 Lacs. Hence the project is resubmitted in the SLSMC.

Observations of pricing committee: -

- 1) The entire land is in R-zone within Vasai-Virar Municipal Corporation limits.
- 2) Most of the Land Ownership is with the firm by way of Land Conveyance and Agreement for Sale. Remaining land by way of power of attorney and consent from M/s Sai Rydam, DMA Enterprise, Dominic M. Lopes and Sadanand Patil.
- 3) Access to the scheme through 40m, 30m, and 20m D.P Roads.
- 4) Assurance of Water Supply from Vasai-Virar Municipal Corporation and electric supply from competent authority is enclosed.
- 5) A) The estimated cost per DU as per DPR is Rs. 22.5 Lacs
B) Cost per ASR is Rs. 14.79 Lacs
C) Cost per DU demanded by PP is Rs. 22.50 Lacs which is 52.03% above ASR cost, which is beyond permissible incentive of 20%. Hence the proposal is placed before the Pricing Committee.

- 6) The current ASR rate for the year 2020-21 is Rs. 50,600/-, accordingly the selling price of the flat is 52.03% higher than ASR rate.
- 7) Over and above 26.59 sq. mt. of RERA carpet area, developer is also providing enclosed balcony area of 3.15 sq. mt. and upboard area of 0.98 sq. mt. and other elevation features of 5.47 sq. mt. as other ancillary area attached to the flat as per the prevailing DCR norms.
- 8) The cost of the flat is inclusive of Floor rise, 10% increment due to plot area being more than 10 Hectare and cost of car parking as per VVCMC norms and IGR norms.
- 9) The cost of DU is Rs. 22,50,000/- for 26.59 sq. mt. unit is Rs. 84,618 per sq. mt., which is approximately 25% lower than the rate available in the vicinity.

Recommendation of pricing committee: -

Taking in to account the above aspect, the proposed rate of 1 DU unit of EWS is recommended at Rs. 22,50,000/- as demanded by the developer which makes the project feasible.

Observation: -

In view of the pricing committee recommendations, the DPR is submitted for SLSMC approval

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

Details of Projects under AHP-PPP discussed in 26th SLSMC:

27/9: 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. 3,52,152.10 Lacs
Central Assistance	Rs. 17,367.00Lacs
State Share	Rs. 11,758.00 Lacs
Implementing Agency Share	Rs. 0 Lacs
Beneficiary Share	Rs.3,22,757 Lacs
Total No of Dwelling Units	11758

B. SLSMC Observations: -

SLSMC has deferred the project in its meeting held on 26th June, 2020 with following decision:

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

The SLAC in its 30th meeting held on 22nd Sept 2020 has appraised as below:

The file submitted by the Chief Officer/Mumbai Board was shown to the Committee. The issue of Excluded portion E.P. needs compliances, same be obtained from Chief Officer/Mumbai Board. It was also directed that if there is any litigation/court case is ongoing on the proposed land. The Chief Officer/Mumbai Board, MHADA to submit the compliances.

The SLAC meeting on 8th October 2020 has appraised as below:

The Report from Mumbai Board was shown to the committee. The E.P. is deleted vide notification no TPB-4317/629/CR-118(IV)/2017/EP/UD-11 dated 25th January 2019 and same was confirmed by Mumbai Board vide letter no Arch/MB/229/2020 dated 1/10/2020. The Architect for Project Proponent Shri Nikhil Dixit stated that, there is no court case against the property proposed for the PMAY Project.

The Architect & Planner, Mumbai Board also stated that the existing development is not as per notification issued for PMAY i.e. it should consists of EWS and LIG components only (The Housing Departments G.R. no. प्रआयो/२०१७प्र.क्र.१२/गृनिधोर,दि.११जानेवारी२०१८ is attached herewith.). From the plans it can be seen that the existing development consist of art and craft village, shopping, five star hotel, residential buildings, IT building, service apartment etc.

The Mumbai Board has written a letter to the undersecretary Environment and Maharashtra pollution control Board regarding eco sensitive zone gazette issued by

Ministry of Environment, Forest and climate change government of India dated 05 December 2016 and remarks there-of. It was informed by the Principal Secretary (Housing) that, in the gazette, survey no 169 at Marol (Moroshi) taluka Andheri, the area/plot under consideration is shown as eco sensitive zone. As per the notification under construction/renovation of commercial buildings including group housing societies, offices services such as IT/ITES, parks, roads, power transmission lines cables, telecommunication towers and cables, sewage lines, civic amenities etc and the new construction projects such as Mumbai Metro Rail shed and creation of new civic amenities such as water supply related infrastructure and facilities and O & M of infrastructure, facilities of civic amenities sanctioned by concerned local self Govt under approved development plan under MRTP Act may be permitted within ESZ subject to applicable rules & regulation (page 25 of notification, copy of notification attached)

This is brown field development, where the development has already occurred under TDZ and NDZ in the past. The area is now under green zone. The Project Proponent wants to develop the Green Zone FSI under PMAY. The Project Proponent intends to utilize balance unutilized FSI for PMAY(U) component. This will result in utilizing balance unutilized FSI of entire royal palm layout area on three zones proposed under PMAY (U) now, which in turn, in all probability will be more than permissible FSI of 1 in Green zone on the proposed PMAY layout plots.

SLAC Appraisal: -

The DPR is not recommended and submitted to the SLSMC with above observation for decision.

C. SLSMC Appraisal:

The DPR is on the private land. As per the DCPR 2034 of MCGM the land is in the Green Zone. The Additional Chief Secretary Revenue Department and Principal Secretary Urban Development Department (I) discussed about permissible use on the proposed location. Principal Secretary UD (I) informed that as per DCPR 2034 (34) (3) (8) apart from rehabilitation and resettlement of the original inhabitants of the forest (adwasis, tribals of Sanjay Gandhi National Park), no other housing projects are permissible. It was further informed by him PMAY scheme can be taken up in Agriculture zone outside Mumbai and agriculture zone does not exist in Mumbai. After the detail deliberations on the issue it was decided as follows

- 1) As per the prevailing DCPR the proposed development is not permissible, therefore the DPR cannot be recommended under PMAY
- 2) However, if the Project Proponent is desirous to implement the project under PMAY (U) Housing for all, he may apply for change of zone as per MRTP provisions or he may submit the proposal to allow the PMAY scheme on this land to Housing Department, and Housing Department in turn if required may forward the proposal to Urban Development Department for further necessary action.
- 3) The proposed land (s.no. 169) falls under Eco Sensitive zone and proposed development under the DPR is not permitted as per the gazette issued by Ministry of Environment, forest and climate change, GOI dated 5th December 2016. The project will need clearance of the committee mentioned in the gazette.
- 4) Depending upon the final decision of above process, the DPR may be considered for approval on merit of the case. With these observations the DPR be submitted to the CSMC.

27/10: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. In partnership with Konkan Board
Project Cost	Rs. 22931 Lacs
Central Assistance	Rs. 1248 Lacs
State Share	Rs. 832 Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 20833 Lacs
Total No of Dwelling Units	1423

B. SLSMC Observations: -

A. The proposal was placed before SLSMC in its 26th meeting dated 26/06/2020.

B. SLSMC Observations: -

- 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. SLSMC Appraisal: -

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

D. The Proposal was resubmitted in the 30th SLAC dated. 22/09/2020. The DPR was reviewed.

E. SLAC Appraisal: -

The DPR is deferred

C. SLSMC Appraisal: -

The CO, Konkan Board and Project proponent are directed to submit recommendation of committee mentioned in ECO sensitive zone notification.

27th SLSMC Meeting

Details of projects under AHP-JV (Pvt. Land) deferred in 26th SLSMC:

27/11: 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 LataGoyal in JV with Maharashtra Housing Development Corporation Ltd.
Project Cost	Rs. 171483.87 Lacs
Central Assistance	Rs. 14209.50Lacs
State Share	Rs. 9473.00Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 147801.37 Lacs
Total No of Dwelling Units	9473

B. SLSMC Observations: -

A. The DPR was placed before 26th SLSMC dated 26/06/2020.

B. SLSMC Observations: -

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

D. The M.D. & CEO/Maha Housing vide letter number Maha Housing/technical/318/2020 dated 28/09/2020 has submitted compliance.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC with above observations and comments of SLNA at the end of item 27/17.

27/12: 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. 45631.68 Lacs
Central Assistance	Rs. 5401.50 Lacs
State Share	Rs. 3601.00Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 36629.17 Lacs
Total No of Dwelling Units	3601

B. SLSMC Observations: -

A. The DPR was placed before 26th SLSMC dated 26/06/2020.

B. SLSMC Observations: -

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. 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 Gram Panchayat.

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

D. The M.D. & CEO/Maha Housing vide letter number Maha Housing/technical/318/
2020 dated 28/09/2020 has submitted compliance.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC with above observations and comments
of SLNA at the end of item 27/17

27/13: Construction of 1368 Ts under AHP under PMAY on private land bearing S. No. 165/1 & 166/1 at MouzaDhabha, 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. 22241.87Lacs
Central Assistance	Rs. 2052.00Lacs
State Share	Rs. 1368.00Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 18821.87 Lacs
Total No of Dwelling Units	1368

B. SLSCMC Observations: -

A. The DPR was placed before 26th SLSCMC dated 26/06/2020.

B. SLSCMC Observations: -

The proposal is scrutinised & 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. SLSCMC Appraisal: -

The DPR is deferred

D. The M.D. and C.E.O/ Maha Housing vide letter no. Maha Housing/technical/318 /2020 dated.28/09/2020 has submitted compliance.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC with above observations and comments of SLNA at the end of item 27/17

27/14: Construction of 1640 Ts under AHP under PMAY on private land bearing S. No. 95/1 & 95/2 At Waghdhara, Tal-HinganaDist- 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. 21083.24Lacs
Central Assistance	Rs. 2460.00Lacs
State Share	Rs. 1640.00Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 16983.24 Lacs
Total No of Dwelling Units	1640

B. SLSMC Observations: -

A. The DPR was placed before 26th SLSMC dated 26/06/2020.

B. SLSMC Observations: -

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 Gram panchayat.
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

D. The M.D. and C.E.O/ Maha Housing vide letter no. Maha Housing /technical /318 /2020 dated.28/09/2020 has submitted compliance.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC with above observations and comments of SLNA at the end of item 27/17

27th SLSMC Meeting

27/15: 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. Mahaganpati Developers in JV with Maharashtra Housing Development Corporation Ltd.
Project Cost	Rs. 34868.53Lacs
Central Assistance	Rs. 2460.00Lacs
State Share	Rs. 1640.00Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 30768.53 Lacs
Total No of Dwelling Units	1640

B. SLSCMC Observations: -

A. The DPR was placed before 26th SLSCMC dated 26/06/2020.

B. SLSCMC Observations: -

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. 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. SLSCMC Appraisal: -

The DPR is deferred

D. The M.D. and C.E.O/ Maha Housing vide letter no. Maha Housing /technical /318 /2020 dated.28/09/2020 has submitted compliance.

C.SLSMC Appraisal: -

The DPR is recommended for approval of CSMC with above observations and comments of SLNA at the end of item 27/17

27th SLSMC Meeting

27/16: 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. 118212.50 Lacs
Central Assistance	Rs. 8610.00 Lacs
State Share	Rs. 5740.00 Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 103862.62 Lacs
Total No of Dwelling Units	5740

B. SLSCMC Observations: -

A. The DPR was placed before 26th SLSCMC dated 26/06/2020.

B. SLSCMC Observations: -

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. SLSMC Appraisal: -

The DPR is deferred

D. The M.D. and C.E.O/ Maha Housing vide letter no. Maha Housing /technical /318 /2020 dated. 28/09/2020 has submitted compliance.

C.SLSMC Appraisal: -

The DPR is recommended for approval of CSMC with above observations and comments of SLNA at the end of item 27/17

27th SLSMC Meeting

27/17: 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. 21381.34 Lacs
Central Assistance	Rs. 2412.00 Lacs
State Share	Rs. 1608.00 Lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 17361.34 Lacs
Total No of Dwelling Units	1608

B. SLSCMC Observations: -

A. The DPR was placed before 26th SLSCMC dated 26/06/2020.

B. SLSCMC Observations: -

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 Nasik 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. SLSCMC Appraisal: -

The DPR is deferred

D. The M.D. and C.E.O/ Maha Housing vide letter no. Maha Housing /technical /318 /2020 dated. 28/09/2020 has submitted compliance.

C. SLSMC Appraisal:-

The DPR is recommended for approval of CSMC with above observations and comments of SLNA at the end of item 27/17

Comments of SLNA for above 27/11 to 27/17AHP JV projects:

The justifications are submitted by the Maha Housing Corporation Ltd. As mentioned in each project observation. However, these projects are not consistent and not in line with the GR of the Government of Maharashtra(GoM) for JV projects under PMAY (U) like:

- a) Approval of State is required
- b) Tender notice is not invited
- c) Required processing fees is paid or not is unclear
- d) Sharing details between Mahahousing and land owner are not provided
- e) Role of MHADA is there even though JV is with Maha housing
- e) In JV the liability of Government increases as opposed to PPP

Details of Projects under BLC (Revision):

**27/18: Construction of 665/664 EWS BLC Units under Paranda Municipal Council
District Osmanabad**

A. Basic Information: -

Component	BLC
Name of Implementing Agency	Paranda Municipal Council
EWS DUs	664

B. SLSMC Observations: -

The DPR of 665 EWS unit under BLC vertical was previously sanctioned in 43rd CSMC meeting dated 25th February 2019. Now as per request received from Chief Officer/ Paranda Municipal Council **one of the beneficiary wants to take benefits of PMAY under CLSS vertical**. In view of this Chief officer, Paranda Municipal Council has requested to approve revision of DPR for 664 EWS units removing the beneficiary which is already attached in MIS list. However, the detailed DPR is already called from ULB.

SLAC Appraisal:

The revision is recommended for approval of SLSMC.

C.SLSMC Appraisal: -

The proposal of Paranda municipal council is approved & recommended for CSMC approval.

Continuation of CLTC members:

27/19: Continuation of appointments of CLTC members for the financial year 2020-2021 which are previously appointed by ULBs of Maharashtra state.

A. SLSMC Observations: -

- 1) As per guidelines of Pradhan Mantri Awas Yojana City Level Technical Cell is formed and CLTC members are to be appointed by ULBs.
- 2) In view of above councils/ corporations have already appointed the CLTC members.
- 3) The capacity building plans are approved in SLAC and SLSMC and send it to CSMC for approval. So the capacity building plan for the financial year 202-2021 is approved in SLSMC dated 26th June 2020 and the same is sent to Ministry of Housing for approval of CSMC.
- 4) The appointments of CLTC members are seen to be valid up to September 2020.
- 5) It is necessary to continue these CLTC members for effective implementation of PMAY projects.
- 6) For effective implementation of Pradhan Mantri Awas Yojana CLTC members needs to be continued so it is proposed to continue the CLTC members for the financial year 2020-2021.

Conclusion:

Recommended for approval of SLSMC

B. SLSMC Appraisal: -

The proposal is approved and CLTC shall be continued up to March 2021

27/20: DPRs prepared by the ULBs and Payments thereof

SLSMC Observations: -

Basic Information & Observations: -

- 1) Government of Maharashtra vide its letter no. प्रआयो-2017/प्रक्र159/गुनिधो2 दि.15/03/2018 has shortlisted following two agencies for preparation of DPRs BLC component
- 2) 1)KPMG
2)AFC India Ltd (for Beed & Osmanabad District only)

There is representation from नवनिर्माणमहीलाबहुउद्देशियसंस्थाअकोला a private agency, asking for payments for DPRs prepared by them for the ULBs to the tune of Rs.30.65 crores. The Housing Department, vide its letter no. प्रआयो-2019/प्रक्र2/गुनिधो2 दि.25/09/2020 has asked report on the same. The ULBs in turn were asked for the compliances on the issues. In this regard it is submitted that the DPRs are prepared for ULBs by private agencies, they were assigned the work by respective ULBs, Housing department or SLNA were not part of this decision process. It was discussed in SLAC can these ULBs be given payments from Maharashtra nivaraniidhi. It was explained that the directives of housing department are for two agencies only.

SLAC Appraisal:

SLAC recommends payments for preparation of DPR etc.

by नवनिर्माणमहीलाबहुउद्देशियसंस्थाअकोला as requested by them. If approved the funds will be transferred to the respective ULBs for a work of

नवनिर्माणमहीलाबहुउद्देशियसंस्थाअकोला, and after obtaining the necessary fund request letters from ULBs.

C. SLSMC Appraisal: -

The proposal is approved.

Fund Release status & UC Status

Fund Release status:

Central assistance released to Government of Maharashtra: Rs. 784.51 cr		
<u>S.No.</u>	<u>Description</u>	<u>Rs. (in Cr)</u>
1.	Central share released to Implementing Agency	683.52
2.	State share released to Implementing Agency	1300.88
	Total share released to Implementing Agencies	1984.40

Utilization Certificate Status:

<u>S.No.</u>	<u>Description</u>	<u>Rs. (in Cr)</u>
1.	Funds released	683.52
2.	Utilization Certificate received (soft copy)	453.61
3.	Balance Utilization certificate	229.91

SLSMC Observations:

The fund release and utilization certificate status was explained to the committee.

Utilization certificate to the tune of Rs. 211.94 Crore was submitted to the Ministry of Housing and Urban Affairs, Government of India. It was directed by the Chairman SLAC that the utilization certificates from the implementing agencies be obtained urgently and submitted to the Government of India. The balance funds of GOI to be released on priority.

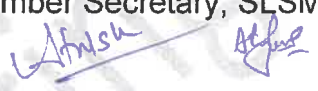
SLAC Appraisal:


It was directed by the Chairman SLAC that the utilization certificates from the implementing agencies be obtained urgently and submitted to the Government of India. The balance funds of GOI to be released on priority. Top 20 implementing agencies should be asked to submit the U.C. urgently.


SLSMC Appraisal: -

The DPR is recommended for approval of CSMC with above observation.


Mission Director PMAY (U)
V.P. & CEO MHADA

Member Secretary, SLSMC



Principal Secretary, Housing Department
Government of Maharashtra


Chief Secretary,
Government of Maharashtra
Chairman SLSMC

Annexure-I (List of Other Participants)

List of other participants in the 27th meeting of State Level Appraisal Committee (SLSMC) of PMAY (U) dated 02.11.2020

Other Officers present:

Shri Yogesh Mhase CO/Mumbai Board/MHADA
Shri Dhirajkumar Pandirkar Chief Engineer MHADA
Shri D. M. Muglikar Executive Engineer MHADA
Shri Nitin Mahajan, CO Konkan Board
Shri K.R. Patil Executive Engineer/KB
Shri N.M. Faye Executive Engineer/KB
Shri Shankar Bhise, Representative of Maha Housing
Shri Vijay Parekh Conceptual Advisory services LLP
Shri Vishal Kanakia Architect Conceptual Advisory services