

Date: 15/01/2021.

Office Note:

Subject: PMAY – HFA (U) Minutes of 28th Meeting of SLSMC


The 28th meeting of State Level Sanctioning and Monitoring Committee (SLSMC) for PMAY-HFA (U) was held on 05.01.2021, 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 SLSMC.

- 1) Shri Sanjay Kumar, Hon'ble 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 are submitted herewith for approval.



Principal Secretary,
Housing Department
Member SLSMC/PMAY



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

13.1.21

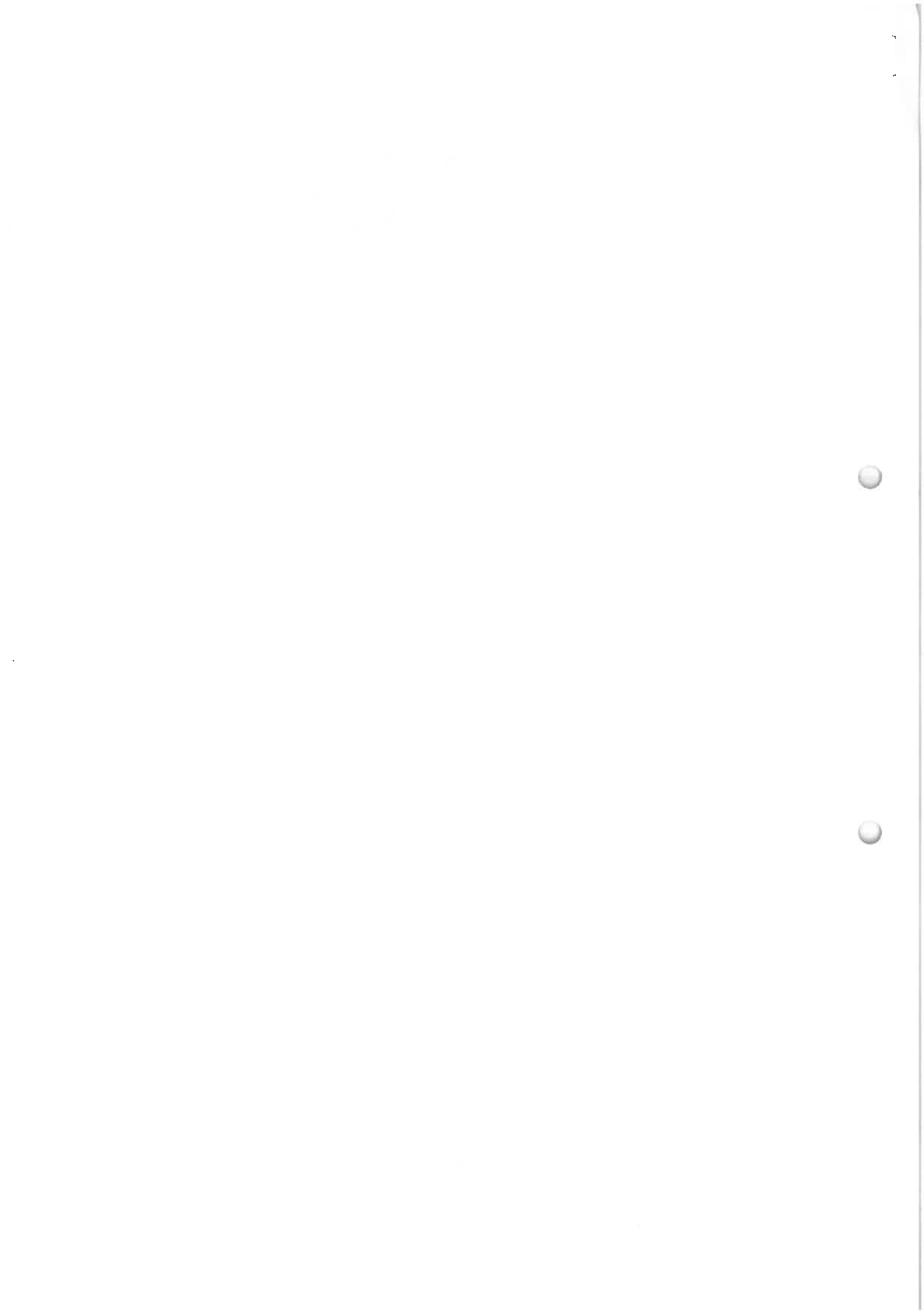


Chief Secretary
Government of Maharashtra &
Chairman SLSMC/PMAY

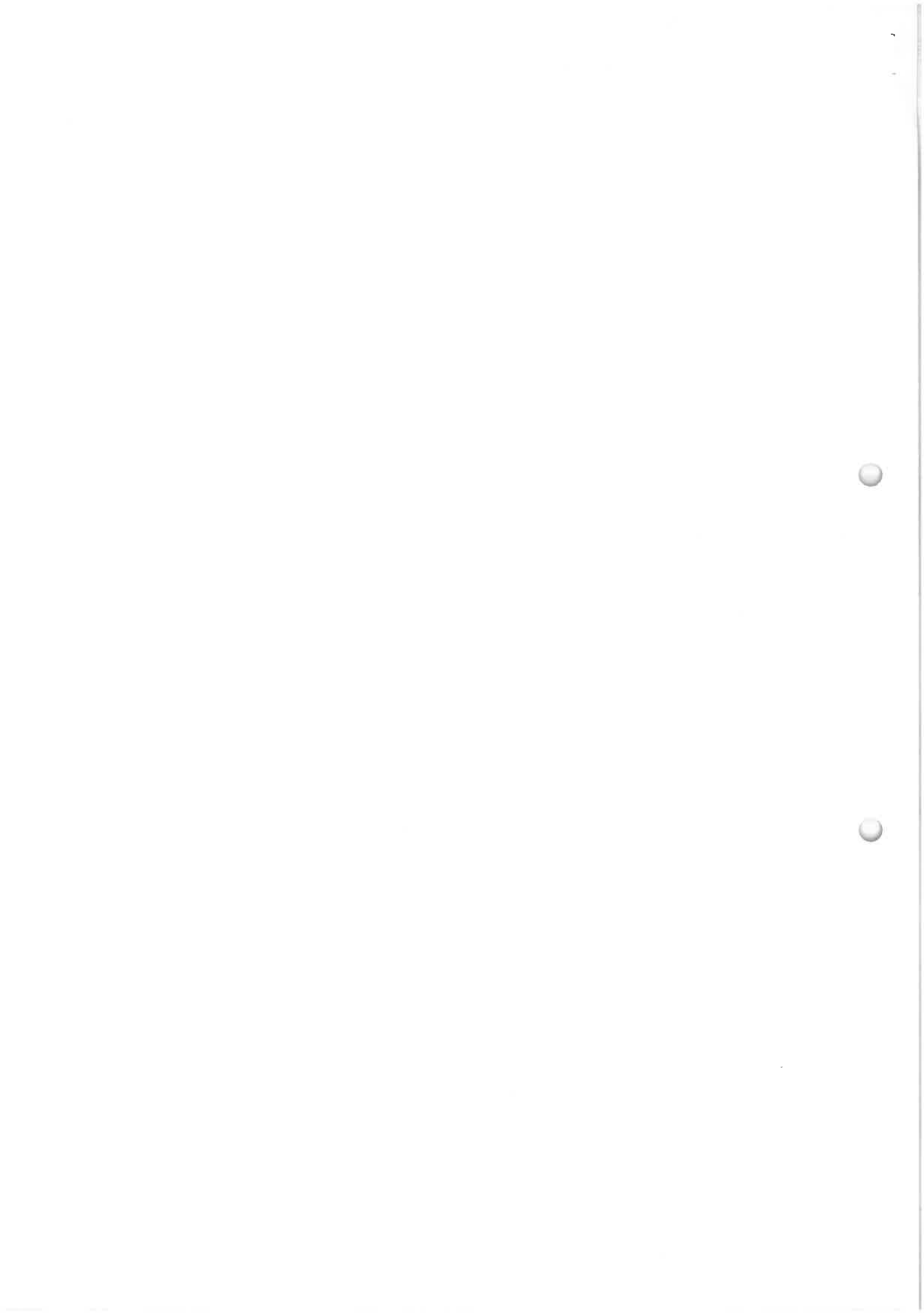


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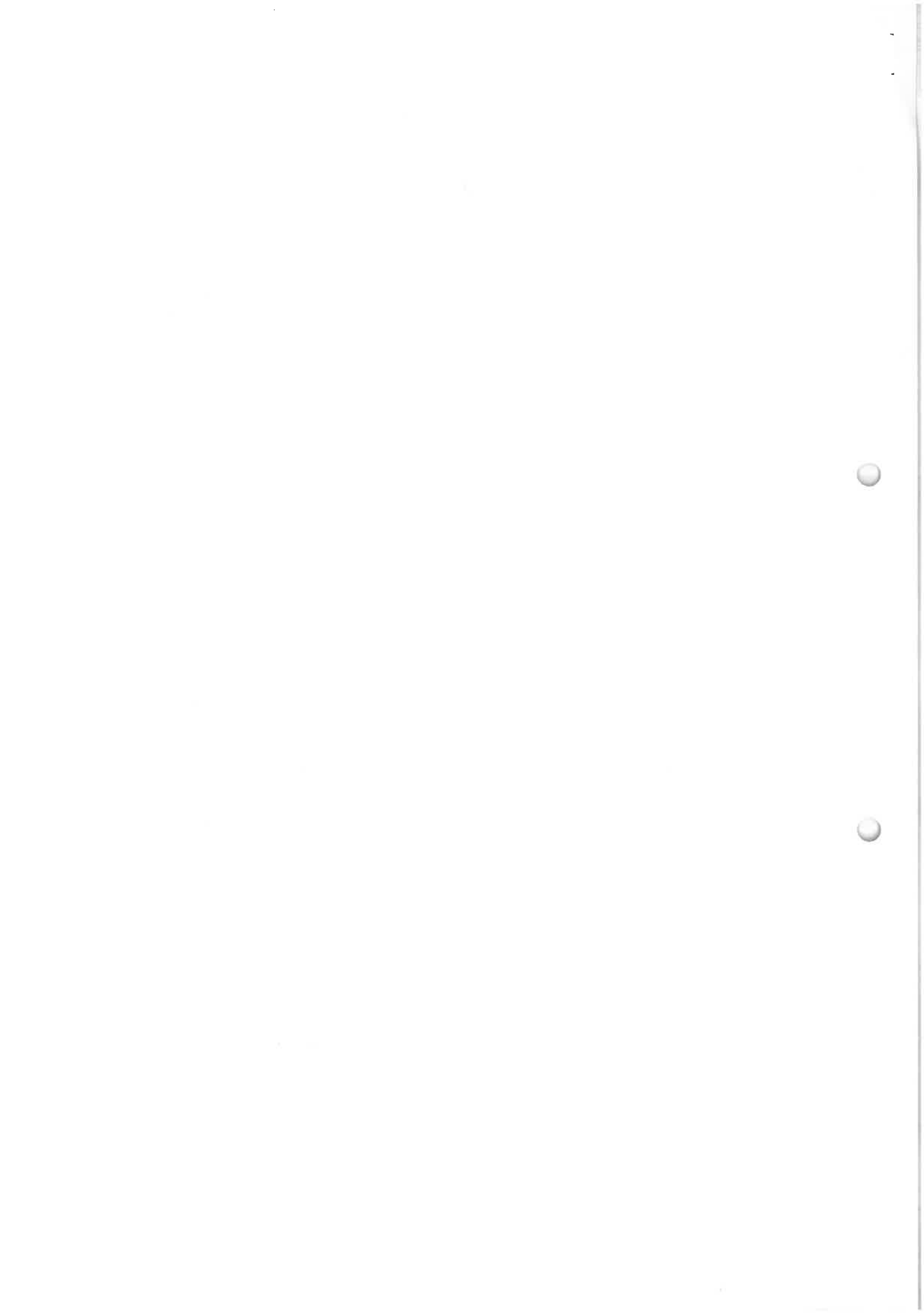
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| | |
|--|----|
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**Minutes of the
28th Meeting of State Level Sanctioning & Monitoring Committee (SLSMC) for PMAY-
HFA (U) Held On 5th January 2021**



Minutes of the 28th meeting of State Level Sanctioning and Monitoring Committee (SLSMC) for PMAY- HFA (U) held on 05th January, 2021

- A. The 28th meeting of SLSMC for PMAY-HFA (U) was held on 05th January 2021 at 15.00hrs 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. all the implementing Agencies & the Partners in case of AHP-PPP & AHP –JV should note that the NOC for assurance of water supply given by Gram Panchayat will not be considered. The NOC from Municipal Corporations/ Municipal Councils/ MJP/Irrigation Department shall only be considered.
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 does not 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 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.

20. It was directed by SLSCMC to review the Pricing Policy issued by Govt. of Maharashtra dt 26-11-2018 in respect of incentive over ASR in AHP-PPP .

28/1: Confirmation of minutes of 27th Meeting of SLSMC.

The minutes of 27th meeting of SLSMC were confirmed.

Projects under AHP**28/2: Construction of 381 EWS DU's S. No 57, Hissa no 5(part), plot no 1A, Kharadi, Tal Haveli, Dist. Pune****A. Basic Information: -**

| | |
|-----------------------------|----------------------------|
| Component | AHP |
| Name of Implementing Agency | Pune Municipal Corporation |
| Project Cost | Rs. 4160.50 Lacs |
| Central Assistance | Rs. 571.50 Lacs |
| State Share | Rs. 381.00 Lacs |
| Implementing Agency Share | Rs. 0 Lacs. |
| Beneficiary Share | Rs. 3208.02 Lacs |
| Total No of Dwelling Units | 381 |
| Cost per DU | Rs.10.92 lacs. |

B. SLSMC Observations: -

- 1) The DPR is submitted by Pune Municipal Corporation.
- 2) The DPR for construction of 2023 DU's on the said land was approved by CSMC in its 38th meeting dt.07.02.2018.
- 3) Now Municipal Commissioner, PMC, have stated that the area of land under project is reduced 50% and the Scheme is revised on said 50% land. The DP road is passing from the said land which had divided land in two parts. Accordingly Two DPRs on the said two plots i.e. plot no 1A & 1B, S.No 57 Hissa no. 5 are prepared.
- 4) While submitting the DPR is stated that the cost of unit previously approved by the CSMC as stated above is kept as it is.
- 5) Pune Municipal Corporation have proposed to delete original DPR of 2023 houses and requested for sanction to two DPRs.
- 6) DPR found generally in order.

32ndSLAC Appraisal:

The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/3: Construction of 405 EWS DU's s.No 57, Hissa no 5(part), plot no 1B, Kharadi, Tal Haveli, Pune**A. Basic Information: -**

| | |
|-----------------------------|----------------------------|
| Component | AHP |
| Name of Implementing Agency | Pune Municipal Corporation |
| Project Cost | Rs. 4422.60 Lacs |

| | |
|----------------------------|------------------|
| Central Assistance | Rs.607.50 Lacs |
| State Share | Rs. 405.00 Lacs |
| Implementing Agency Share | Rs. 0 Lacs |
| Beneficiary Share | Rs. 3410.10 Lacs |
| Total No of Dwelling Units | 405 |
| Cost per DU | Rs. 10.92 Lacs |

B. SLSMC Observations: -

- 1) The DPR is submitted by Pune Municipal Corporation.
- 2) The DPR for construction of 2023 DU's on the said land was approved by CSMC in its 38th meeting dt.07.02.2018.
- 3) Now Municipal Commissioner, PMC, have stated that the area of land under project is reduced 50% and the Scheme is revised on said 50% land. The DP road is passing from the said land which had divided land in two parts. Accordingly Two DPRs on the said two plots i.e. plot no 1A & 1B, S.No 57 Hissa no. 5 are prepared.
- 4) While submitting the DPR is stated that the cost of unit previously approved by the CSMC as stated above is kept as it is.
- 5) Pune Municipal Corporation have proposed to delete original DPR of 2023 houses and requested for sanction to two DPRs.
- 6) DPR found generally in order.

32ndSLAC Appraisal:

The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/4: Construction of 528 EWS on S.No.36/10, 23/A, 23/B at Mauza Kamptee / Tah Kamptee, Dist: Nagpur.

A. Basic Information: -

| | |
|-----------------------------|-----------------|
| Component | AHP |
| Name of Implementing Agency | Nagpur Board |
| Project Cost | Rs.6507.03 Lacs |
| Central Assistance | Rs. 792.00 Lacs |
| State Share | Rs. 528.00 Lacs |
| Implementing Agency Share | Rs. 0 Lacs |
| Beneficiary Share | Rs.5187.03 Lacs |
| Total No of Dwelling Units | 528 |
| Cost per DU | Rs.12.32 Lacs |

B. SLSMC Observations: -

- 1) The DPR is scrutinized & recommended by Nagpur Board.
- 2) From the report seen that land is owned by MHADA, Nagpur and is in the residential zone.

- 3) The water supply and electricity is available on the site.
- 4) DPR found generally in order.

32ndSLAC Appraisal:

The DPR is recommended for approval of SLSCMC.

C. SLSCMC Appraisal: -

The DPR is recommended for approval of CSMC.

Projects under AHP– PPP

28/5: Construction of 934 EWS DU's on S No.125/7/A, 125/7/C, & D, 125/7/B, 125/6/D, 125/8, 126/1/B, 98/10/C at Village Titwala / Tal - Kalyan, Dist: Thane.

A. Basic Information: -

| | |
|-----------------------------|--|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s. Rustagi Estate Pvt Ltd in partnership with Konkan Board |
| Project Cost | Rs. 15541.76 Lacs |
| Central Assistance | Rs. 1401.00 Lacs |
| State Share | Rs. 934.00 Lacs |
| Implementing Agency Share | Rs. 0 Lacs |
| Beneficiary Share | Rs. 13206.76 Lacs |
| Total No of Dwelling Units | 934 |
| Cost per DU | Rs.16.64 Lacs |

B. SLSCMC Observations: -

The DPR is scrutinized and recommended by CO /Konkan Board From the report it is seen that,

- 1) The land is partly in G-1 & R zone and affected by 30 m wide D P Road. UDD/GOM has issued unified Development Control & Promotion Regulations for Maharashtra State vide notification Dated 2-12-2020. According to new DC rules PMAY schemes in Green Zone – I is allowed & hence can be considered.
- 2) The width of the access road is 12.0 m.
- 3) The assurance for Water Supply given by KDMC is attached with the DPR and Assurance for Electricity from Maha- Discom is attached with the DPR.
- 4) The Chief Officer /Konkan Board have recommended the following considerations as per various clauses in RR Booklet. As per section 5b of ASR Booklet 5% over and above the ASR rate for big project. Thus the rate of ASR comes to $38300 \times 105\% = \text{Rs. } 40,215/-$ As per condition no.19 & of ASR booklet, the 4.6% over & above the ASR for Multistoried project. Thus the rate of ASR comes to $40,215 \times 104.6\% = \text{Rs. } 42,064/-$, which is considered & recommended by CO/KB. The RERA carpet area of one unit is 29.94 sq.mtr. Built Up Area = $29.94 \times 1.1 = 32.934 \text{ sq.mtr}$. The cost per Unit as per ASR $32.934 \times 42064 = \text{Rs. } 13.87 \text{ Lacs}$.

The cost as per Estimate is Rs.18.21 lacs.
Difference between the Estimated cost prepared by developer & ASR is = 31.88%
PP have demanded Rs.16.64 lacs which is 19.97 % above the ASR, is on par with the pricing policy G.R. of 20% incentive over the ASR.

32nd SLAC Appraisal:

The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/6: Construction of 300 EWS DU's on S No.101/1/D, 9/4/A/2, 98/4/C/1, 98/C/2, 95/7/D/2, 99/2, 236, 95/9, 101/1/A/1, 97 at Village Titwala, Tal - Kalyan, Dist – Thane.

A. Basic Information: -

| | |
|-----------------------------|---|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s Rustagi Estate Pvt Ltd in partnership with Konkan Board |
| Project Cost | Rs. 4725.00 Lacs |
| Central Assistance | Rs. 450.00 Lacs |
| State Share | Rs.300.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 3975.00 Lacs |
| Total No of Dwelling Units | 300 |
| Cost per DU | Rs.15.75 Lacs |

B. SLSMC Observations: -

The DPR is scrutinized and recommended by CO /Konkan Board From the report it is seen that,

- 1) The land is partly in G-1 & R zone and affected by 30 m wide D P Road. UDD/GOM has issued unified Development Control & Promotion Regulations for Maharashtra State vide notification Dated 2-12-2020.According to new DC rules PMAY schemes in Green Zone – I is allowed & hence can be considered.
- 2) The width of the access road is 12.0 m.
- 3) The assurance for Water Supply given by KDMC is attached with the DPR and Assurance for Electricity from Maha- Discom is attached with the DPR.
- 4) The Chief Officer /Konkan Board have recommended the following considerations as per various clauses in RR Booklet. As per condition no.19 of ASR booklet, the 5% over & above the ASR are considered & recommended by CO/KB. The the rate of ASR comes to $38300 \times 1.05 = 40215/-$ The carpet area of one unit is 29.94 sq.mtr. The cost per Unit as per ASR $29.94 \times 1.1 \times 40215 = \text{Rs.}13.24$ lacs. The cost as per Estimate is Rs.19.04 lacs.
Difference = 43.80%. Hence PP have demanded Rs.15.75lacs which is 18.95 % above the ASR.

32nd SLAC Appraisal:

The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/7: Construction of 602 No. Of EWS units at s.No. 83/1/B/2, 77/4/C/78/2/C, 77/4/78/2/A, 77/4/D/78/2/D, 77/4/B/78/2/B, 77/4/E/78/2/E, 77/4/L/78/2/L, 77/4/P/78/2/P, 77/4/J/78/2/J, 77/4/F/78/2/F, 82/22/D at Village Titwala, Tal - Kalyan, Dist. Thane

A. Basic Information: -

| | |
|-----------------------------|---|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s Rustagi Estate Pvt Ltd in partnership with Konkan Board |
| Project Cost | Rs.10041.36 Lacs |
| Central Assistance | Rs. 903.00 Lacs |
| State Share | Rs. 602.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 8536.36 Lacs |
| Total No of Dwelling Units | 602 |
| Cost per DU | Rs.16.68 Lacs. |

B. SLSMC Observations: -

The DPR is scrutinized and recommended by CO /Konkan Board From the report it is seen that,

- 1) The land is partly in G-1 & R zone and affected by 30 m wide D P Road. UDD/GOM has issued unified Development Control & Promotion Regulations for Maharashtra State vide notification Dated 2-12-2020. According to new DC rules PMAY schemes in Green Zone – I is allowed & hence can be considered.
- 2) The width of the access road is 12.0 m.
- 3) The assurance for Water Supply given by KDMC is attached with the DPR and Assurance for Electricity from Maha-Discom is attached with the DPR.
- 4) The Chief Officer /Konkan Board have recommended the following considerations as per various clauses in RR Booklet. As per section 5b of ASR Booklet 5% over and above the ASR rate or big project. Thus, the rate of ASR comes to $38300 \times 105\% = \text{Rs.}40215/-$ & as per condition no.19 & of ASR booklet, the 5% over & above the ASR for Multistoried project is considered. Thus, the ASR Rate comes to $\text{Rs. } 40215 \times 105\% = \text{Rs. } 42226/-$ is considered & recommended by the CO/KB.

The RERA carpet area of one unit is 29.94. Built Up Area = $29.94 \times 1.1 = 32.934 \text{ sq.mtr.}$
The cost per Unit as per ASR $32.934 \times 42226 = \text{Rs.}13.91 \text{ Lacs.}$ The cost as per Estimate is Rs.18.24 lacs.

Difference between the Estimated cost prepared by developer & ASR is 31.88%
PP has demanded Rs.16.68 lacs which is 19.91% above the ASR, which is as per the pricing policy G.R. of 20% incentive over the ASR.

32nd SLAC Appraisal:

The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/8: Construction of 144 EWS + 115 LIG on S.No 1/2 Kamathwade, Nashik**A. Basic Information: -**

| | |
|-----------------------------|---|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s Shreemangal Construction in partnership with Nashik Board |
| Project Cost | Rs. 981.72 Lacs |
| Central Assistance | Rs. 121.50 Lacs |
| State Share | Rs. 81.00 Lacs |
| Implementing Agency Share | Rs. 0 Lacs |
| Beneficiary Share | Rs. 779.22 Lacs |
| Total No of Dwelling Units | 81 |
| Cost per DU | Rs.12.12 Lacs |

B. SLSMC Observations: -

The DPR is scrutinized and recommended by CO Nashik Board. From the report it is seen that,

- 1) The land is in R Zone. It is within limits of Nashik Municipal Corporation
- 2) The land is in the name of of Shri Babu Matale Dev. Agreement executed by PP with landowner, however the agreement is attached.
- 3) Assurance for Water supply and Electric supply from competent authority enclosed.
- 4) From the Annexure -7B it is seen that Project cost shown at S.No. 9 & 22 are not tallying with 20-point undertaking II are not tallying with each other.
- 5) Executive summary in prescribed format not enclosed.
- 6) The copy of part DP showing access to the project under question is not attached.
- 7) Plans & Estimates are not signed by Board officials.
- 8) The cost per unit as per ASR comes to $29.99 \times 1.1 \times 33400 = 1101833/-$ The cost of one DU as per estimate prepared by PP is Rs.1273589/- The estimated cost prepared by PP is 15.58% over ASR cost. As per prevailing guidelines, if the difference between ASR & estimated cost (ASR less) is up to 30%, 10 % incentive is allowed over ASR. Thus, the cost per DU with 10% incentive comes to 1212016/- Say Rs.12.12 lacs.

32nd SLAC Appraisal :-

The DPR is recommended for approval of SLSMC with above observations.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/9: Construction on 10080 EWS+2112 LIG Dus under PMAY at Gut No.100/1A, 117/2, 176/1B,177/1B,174/2,176/1A/2,177/1E,177/1F,171/1,181/1,171/2,117/1,119/1A/3,195/2C,175/2,177/1A,171/2,171/2,171/2,117/2 at Village Shelu & Damat. Tal. Karjat. Dist. Raigad.

A. Basic Information: -

| | |
|-----------------------------|--|
| Component | AHP-PPP |
| Name of Implementing Agency | Federation of Western Cine Employees & AJAN Homes Pvt Ltd.in partnership with Konkan Board |
| Project Cost | Rs. 123480.00 Lacs |
| Central Assistance | Rs. 15120.00 Lacs |
| State Share | Rs. 10080.00 Lacs |
| Implementing Agency Share | Rs. 0 Lacs |
| Beneficiary Share | Rs. 98280.00 Lacs |
| Total No of Dwelling Units | 10080 |
| Cost per DU | Rs.12.25 lacs |

B. SLSMC Observations: -

- The DPR is scrutinised & recommended by CO/KB from the report it is seen that,
- 1) The land under project is mortgaged to various banks, liability is around Rs.40 crores. Thus, the land is not free from encumbrances.
 - 2) PP have stated that, they will not avail subsidy till the land is made clear.
 - 3) The project period mentioned by PP in DPR is 60 months after issue of work order. This exceeds the mission period. Secondly the Environmental clearance is required for the project.
 - 4) The compliance of condition on 6 (providing Basic Infra like Electricity, Water supply & sewerage) & 7(Internal Infrastructure) needs to be complied by Project Proponent.
 - 5) PP have attached the copy of the letter from irrigation dept regarding assurance of water supply. The said letter does not provide express assurance for water supply.
 - 6) The cost per DU as per estimate is Rs.12.25 Lacs, the cost per DU as per ASR is Rs.11.53 Lacs, the difference between estimated cost prepared by PP and ASR is 6.22%, PP have demanded cost per DU Rs.12.25 Lacs which is 6.22% above ASR. This is as per prevailing pricing policy.

32nd SLAC Appraisal :-

The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal:

The DPR is recommended for approval of CSMC.

28/10: Construction of 303 EWS and on Gat. No.153/1/B at Valvadi, Tal. & Dist. Dhule.**A. Basic Information: -**

| | |
|-----------------------------|---|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s Vastushree in partnership with Nashik Board |
| Project Cost | Rs. 2363.40 Lacs |
| Central Assistance | Rs. 454.50 Lacs |
| State Share | Rs.303.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 1605.90 Lacs |
| Total No of Dwelling Units | 303 |
| Cost per DU | Rs.7.80 Lacs. |

B. SLSCM Observations: -

The DPR is scrutinised & recommended by CO/Nashik Board. From the DPR it is seen that,

- 1) The land is in ND zone and outside the Municipal limit by 500m which is within permissible limit. UDD/GOM has issued unified Development Control & Promotion Regulations for Maharashtra State vide notification Dated 2-12-2020. According to new DC rules PMAY schemes in N.D. Zone is allowed & hence can be considered.
- 2) Assurance for water supply is given by Municipal Corporation Dhule.
- 3) Assurance of electric supply from MSEDCL is enclosed.
- 4) NOC from Airport authority enclosed.
- 5) The width of access road is 12.0m which is as per requirement.
- 6) The cost per DU as per estimate is Rs.7.80 lacs, The cost as per ready reckoner is Rs.7.64 lacs $((19800 + 3500) * 1.1 * 29.84)$.

The Difference between RR price and estimate is 1.96%. The PP has demanded and agreed for Rs7.80 lacs. which is 1.96% above RR price. The same is within permissible incentive as per pricing policy.

32ndSLAC Appraisal :-

The DPR is recommended for approval of SLSCM.

C. SLSCM Appraisal: -

The DPR is recommended for approval of CSMC.

28/11: Construction of 384 EWS DU's at Gut No. 302, Paithan, Dist; Aurangabad.**A. Basic Information: -**

| | |
|-----------------------------|--|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s. Bhagya Construction in partnership with Aurangabad Board. |
| Project Cost | Rs. 2895.36 Lacs |
| Central Assistance | Rs. 576.00 Lacs |

| | |
|----------------------------|------------------|
| State Share | Rs. 384.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 1935.36 Lacs |
| Total No of Dwelling Units | 384 |
| Cost per DU | Rs.7.54 Lacs |

B. SLSMC Observations: -

The proposal is scrutinised By CO/Aurangabad Board. According to the report it is seen that,

- 1) The land under project is in Green Zone & is outside municipal limit by 500m which is within permissible limit.
- 2) UDD/GOM has issued unified Development Control & Promotion Regulations for Maharashtra State vide notification Dated 2-12-2020. According to new DC rules PMAY schemes in Green Zone – I is allowed & hence can be considered.
- 3) Land is in the name of Ganesh Shankar Sanap, Manoj Shankar Sanap, Ganjabai Shankar Sanap, However the relation with the developer is not given Further there is Boja on the said land in the name of Ganjabai Sanap, clarification is required.
- 4) The certificate regarding flood line is submitted.
- 5) The land is outside Municipal limit, the assurance from Municipal Council for water Supply is issued and assurance for Electrification is attached with DPR.
- 6) The required width of access road of width 15.0 mtrs is mentioned, however part RP showing the access road is not enclosed.
- 7) The Annexure II Undertaking is incomplete & is not signed by Chief Officer.
- 8) The cost per DU as per estimate is Rs.8.71 lacs, The cost as per ready reckoner is Rs.6.85. The Difference between RR price and estimate is 21 %. The PP has demanded has agreed for Rs.7.54 lacs which is 10% above RR price. The same is within permissible incentive of 10% as per pricing policy.

32nd SLAC Appraisal :-

The DPR is recommended for approval of SLSMC with observations & subject to condition that The Boja on land be cleared before MOU.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/12: Construction of 122 EWS T/s. and 22 LIG T/s. at R.S.No 1031/1 A, 1031/1 B - Part , A ward at Jivabanana Park, Tal - Karveer, Dist Kolhapur.

A. Basic Information: -

| | |
|-----------------------------|--|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s. Ashtin India Pvt.Ltd. in partnership with Pune Board. |
| Project Cost | Rs. 892.18 Lacs |
| Central Assistance | Rs. 93.00 Lacs |
| State Share | Rs. 62.00 Lacs |

| | |
|----------------------------|-----------------|
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 737.18 Lacs |
| Total No of Dwelling Units | 62 |
| Cost per DU | Rs.14.39 Lacs. |

B. SLSMC Observations: -

The DPR is scrutinized and recommended by the CO / Pune Board.

- 1) It is seen that the land falls under Residential Zone & within the limits of Municipal Corporation.
- 2) The width of the required access road is 15 mtr. However, the present access road is 12 mtr wide. It is also seen that, the land under question falls in the sanctioned layout wherein the road width available is 12 mtr.
- 3) The PP have agreed to complete 62 EWS Du's within mission period.
- 4) The cost as per estimate prepared by the developer is Rs. 14.39 Lakhs (Which includes 40% balcony area), Cost as per ASR is Rs. $(29.87 \times 1.1) \times 30600 =$ Rs.10.05 Lakhs, The difference comes to 43.18% Allowable incentive over ASR is 20 %. Thus, allowable cost is Rs. 12.37 Lakhs. However, the cost offered by the PP is Rs.14.39 Lakhs, which is above the allowable incentive. The Proposal needs to be referred to the Pricing Committee.
- 5) It is informed in the office note that the water supply to the proposed scheme will be available from Kolhapur Municipal Corporation. Electricity is also available on the proposed site. However, assurance letter for the same is not attached.
- 6) The Project Cost shown is Annexure 7B needs correction.

32ndSLAC Appraisal:-

It is directed to place the DPR before Pricing Committee.

C. SLSMC Appraisal: -

It is directed to place the DPR before Pricing Committee.

Resubmission of Projects which were not recommended in 26th SLSMC under AHP-PPP:

28/13: Construction of 230 EWS Du's on S No.2/3/A at Bamnoli Karjat, Dist: Thane.

A. Basic Information: -

| | |
|-----------------------------|--|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s. Aansh Associates in partnership with Konkan Board |
| Project Cost | Rs. 2542.00 Lacs |
| Central Assistance | Rs. 300.00 Lacs |
| State Share | Rs. 200.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 2042.00 Lacs |
| Total No of Dwelling Units | 200 |
| Cost per DU | Rs.12.71 lacs. |

B. 26th SLSMC Observations: -

- 1) The DPR received & recommended by CO/KB was placed before SLSMC.
- 2) The proposed scheme is in Residential Zone.
- 3) The estimated cost of EWS calculated by Developer is R.14.14 lakhs. The cost of EWS as per ASR is Rs.11.56 lakhs. The difference is 22.32 % over ASR. The Project Proponent have claimed Rs.12.71 lakhs which is 9.95% over ASR, which is within stipulated incentive allowed over cost mentioned in the GR.
- 4) Assurance for Electric supply from competent Authority attached.
- 5) Assurance for water supply is given by Karjat Municipal Council.
- 6) The time period considered in DPR for the project is 36 months, which runs beyond PMAY deadline of 2022.
- 7) The N.A order issued by Collector/Raigad dt.08.02.2018 for commercial use & Gr+4 Floor - 14.59 mtrs. Height for one year In the project the residential building. However, in the project Stilt + 7 floors are proposed. The
- 8) PP has given undertaking that they will not start construction as per earlier approval and cancel the building permission given by the Collector. They will seek fresh approval as per PMAY guidelines from Competent Authority after the project is approved under PMAY.

26th SLSMC Appraisal :

The DPR is not recommended for approval.

Compliance of PP for decision of 26th SLSMC.

Now The PP vide his application dated 18/09/2020 submitted through the CO/KB have agreed to complete the project in all respect upto Feb 2022 & will get the Occupation Certificate before Feb 2022. CO/KB have recommended the proposal and corrected Annexure 7B is submitted.

The PP has also given undertaking that, they will not start construction as per earlier approval and cancel the building permission given by the Collector. They will seek fresh approval as per PMAY guidelines from Competent Authority after the project is approved under PMAY.

32ndSLAC Appraisal :-

The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/14: Construction on 620 EWS & 168 LIG Tenements at Gat No.82/3, 82/5A, 82/5B, 82/6, 82/7 at Vil. Palaspe, Tal-Panvel, Dist - Raigad.

A. Basic Information: -

| | |
|-----------------------------|--|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s. Platinum Corp Smart & Affordable Residencies LLP in partnership with Konkan Board |
| Project Cost | Rs. 13956.20 Lacs |
| Central Assistance | Rs. 930.00 Lacs |
| State Share | Rs. 620.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 12406.20 Lacs |
| Total No of Dwelling Units | 620 |
| Cost per DU | Rs. 22.51 Lacs |

B. 26th SLSMC Observations: -

- 1) The proposal was scrutinized & recommended by the CO/Konkan Board,
- 2) The land under the project falls under NAINA area, CIDCO has given letter that the said land is not included in T.P Scheme.
- 3) 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 CO has submitted that as per DCPR for Part IDP for NAINA Residential Development is allowed in ND Zone.
- 4) Assurance of Water Supply & Electricity Supply are attached.
- 5) Approach road of 12 m service road along 60 m Goa Highway.
- 6) a) Estimated Cost - Rs. 26.55 Lacs.
b) Cost as per ASR is calculated by considering ASR rate with 10 % for land over 2 Ha. & 10 % for High Rise building. As such the cost as per ASR for EWS is Rs. 18.95 L.
Difference between Estimated & ASR is 40.10 %
c) Cost Demanded by the project proponent is Rs.22.51 Lacs, which is 18.78% over the ASR cost. & is as per the pricing policy G.R. of 20 % over the ASR cost.

26th SLSMC Appraisal :

The DPR is not recommended for approval.

Compliance of PP for decision of 26th SLSMC.

The PP vide his letter dated 22/08/2020 submitted through the CO/KB have stated that the time period of the project has been reduced to be completed within the Mission.

32nd SLAC Appraisal :-

The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/15: Construction of 812 EWS DU's at S.No. 145 H.No. 11, 12, 13 & S.No. 149/1 at Ghotsai, Kalyan, Thane.

A. Basic Information: -

| | |
|-----------------------------|---|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s. Havre Group in partnership with Konkan Board |
| Project Cost | Rs. 4736.26 Lacs |
| Central Assistance | Rs. 630.00 Lacs |
| State Share | Rs. 420.00Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 3686.26 Lacs |
| Total No of Dwelling Units | 420 |
| Cost per DU | Rs.11.27 Lacs. |

B. 26th SLSCMC Observations:

- A) The DPR received & recommended by CO/KB was placed before SLSCMC dt.26/06/2020.
- i) The land is in Green Zone.
- ii) No of Dus proposed - 812 EWS, out of which 420 EWS Dus are offered as per the pricing policy
- iii) Assurance of Water Supply and Electricity supply are enclosed.
- iv) Plans & Estimates are not certified by the board officials.
- v) The time period considered in DPR is 48 months, which exceeds beyond the PMAY Mission Period.
- vi) Estimated Cost - Rs. 12.926 Lakhs.
- B) Cost as per ASR - Rs. 9.397:Lakhs. Estimated cost is 14.22 % over the ASR cost.
- C) Cost demanded by the PP Rs. 11.27 Lakhs, which is 19.93% over ASR - is within the permissible 20% pricing policy G.R. limit.

26th SLSCMC Appraisal :

The DPR is not recommended for approval.

Compliance of PP for decision of 26th SLSCMC.

The project proponent vide the letter dt 07.11.2020 and submitted through chief officer / Konkan board have stated that they will handover with PMAY component of the proposed the project by March 2022 and they are ready to accept cost per unit Rs.1127682/- which is 20% over the ASR.

32ndSLAC Appraisal :-

The DPR is recommended for approval of SLSCMC.

C.SLSCMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/16: Construction of 200 EWS & 148 LIG at Kh no.50/1, P.H.No.6 Mouza Digdoh, Tal Hingna, Dist Nagpur.

A. Basic Information: -

| | |
|-----------------------------|---|
| Component | AHP-PPP |
| Name of Implementing Agency | Neevstone builders in Partnership with Nagpur Board |
| Project Cost | Rs. 2248.00 Lacs |
| Central Assistance | Rs. 300.00 Lacs |
| State Share | Rs. 200.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 1748.00 Lacs |
| Total No of Dwelling Units | 200 |
| Cost per DU | Rs.11.24 lacs. |

B. 26th SLSMC Observations:

The DPR is scrutinized and recommended by Co/Nagpur Board, From the details it is seen that,

- 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.

Appraisal 26th SLSMC:

The DPR is not recommended for approval.

Compliance of PP for decision of 26th SLSMC.

The CO/Nagpur Board vide dt. 28-10-2020 have submitted compliance:

- 1) Letter from water supply department Zilla Parishad dt.13.10.2020 regarding water supply attached.
- 2) Assurance for electric supply issued by MSEDCL dt. 29-9-2020 is attached.
- 3) The DP sheet and zone certificate from NMRDA dt.26-2-2020 regarding the 24 m approach road is attached.

32ndSLAC Appraisal:-

The DPR is recommended for approval of SLSMC.

C.SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

**28/17: Construction of 498 tenements on Gut No. 291/1, 292/2 (Pt) Nagobachiwadi,
Tal: Barshi, Dist: Solapur.**

A. Basic Information: -

| | |
|-----------------------------|---|
| Component | AHP-PPP |
| Name of Implementing Agency | M/s. RSM Innovo Developers in partnership with Pune Board |
| Project Cost | Rs. 1753.66 Lacs for PMAY and Rs. 1957.75 Lacs for developer sale |
| Central Assistance | Rs. 373.50 Lacs for PAMY and Rs. 373.50 Lacs for developer sale |
| State Share | Rs. 249.00 Lacs for PMAY and Rs. 249.00 Lacs for developer sale |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 1131.66 Lacs for PMAY and Rs. 1335.25 Lacs for developer sale. |
| Total No of Dwelling Units | 249 for PMAY and 249 for developer sale |
| Cost per DU | Rs. 7.04 Lacs in PMAY and Rs.7.86 Lacs for developer sale. |

B. 26th SLSCM Observations:

- 1) The DPR for the said project was received from & recommended by Chief Officer Pune Board.
 - a) The land is in agricultural Zone.
 - b) The land under project is outside the municipal limit at a distance of 1.00 Km.
 - c) 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.
 - d) 18.0 Mtr wide existing approach is available.
 - e) Plans & Estimates are not certified by Board Officials. Even ASR copy is unsigned.
 - f) Annexures II undertaking not signed by CO/PB.
 - g) Assurance for water supply & Electric Supply from Competent authority not enclosed.
 - i) The Estimated cost is Rs.8.22 Lakhs
 - ii) 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 Built Up Area. The Estimated cost is 65.72 % over ASR cost.
 - iii) The cost demanded by the PP is Rs.7.50 Lakhs, which is 51.21% over the ASR cost which is beyond permissible 20 % as per G.R. Hence proposal is to be placed before the Pricing Committee.

SLSCM Appraisal Dated 26/06/2020: -

It was directed to confirm the pricing observations and resubmit to the SLSCM.

Compliance of PP for decision of 26th SLSCM: -

In view of SLSCM decision,

The PP have resubmitted the DPR vide his letter dated 22/09/2020, to the CO/PB. CO/PB vide his letter office note dated: 28/09/2020, have submitted the pointwise comments on the SLSCM observations and have recommended the DPR for

approval.

From the revised proposal it is seen that

- i) The PP have revised the Building plan & accordingly the estimates. Initially, the balcony at the ground floor was shown in the building plan. However, PP have stated that it was by mistake and it is a verandah.
- ii) In the revised DPR, the area of the balcony & terrace is shown as 12.92Sq.M.(Excluding area of verandah at ground Floor) 40% of the said area is considered for BUA calculations Accordingly the Total BUA comes to $(28.33+0.40*12.92)*1.10=33.498*1.10=36.817$ sqmts
- iii) The rate as per ASR 15927.74/ SqM. Thus, the cost per unit comes to 5.65 Lakhs. The cost as per revised estimate submitted by the PP is Rs. 7.86 Lakhs. The Difference between the ASR & the estimated cost is 39.11%. The incentive allowed over ASR is 20%. accordingly, the cost with incentive comes to $5.86*1.20=7.043$ Lakhs. The cost demanded by the PP is Rs. 7.043 Lakhs. which is within permissible incentive limit.
- iv) The CO, Barshi Municipal Council have certified the distance of project outside the municipal limit vide his letter dated 16/03/2020.
- v) As regards with the stone quarry on the site, PP have stated that the said area will be utilized under landscaping & 15-17 Kuccha shelters which are temporary will be removed & shifted to another location.

32ndSLAC Appraisal:-

The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/18: Construction of 107 EWS (68 EWS+39 LIG), at Kh. No. 9/1, Mouze. Gavsai Manapur, Tah. Nagpur (Rural), Dist; Nagpur.

A. Basic Information: -

| Component | AHP-PPP |
|-----------------------------|--|
| Name of Implementing Agency | M/s. Rohit Iron & Steel (I) Pvt. Ltd. In partnership with Nagpur Board |
| Project Cost | Rs. 422.80 Lacs |
| Central Assistance | Rs. 60.00 Lacs |
| State Share | Rs. 40.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 322.80 Lacs |
| Total No of Dwelling Units | 40 |
| Cost per DU | Rs.10.57 Lacs |

B. 26th SLSMC Observations: -

The proposal is scrutinised & recommended by the Chief Officer Nagpur Board. From the report it is seen that,

- a) The proposed scheme is in NMR.
- b) Percentage of Dus offered under PMAY as per pricing policy 50 % All 40 EWS DU's

are offered as per pricing policy & 14 LIG DUs are offered as per pricing policy to achieve 50.56 % DUs.

- c) The land is in R – Zone.
- d) The assurance of Water Supply from Gram Panchayat Ruyi which is not acceptable, same to be given by Jeevan Pradhikaran.
- e) Assurance for electric supply from MSEDCL is attached.
- f) It is mentioned that there is approach road of 24 mtr.
- g) i) Estimated Cost - Rs. 16.90 Lakhs.
ii) Cost as per ASR - Rs. 8.54 Lakhs, Estimated cost is 98 % over ASR cost.
iii) Cost demanded by the PP is Rs. 11.28 Lakhs, which is 32 % above ASR cost, this is beyond permissible 20 % G.R. Further, 14 LIG DUs are offered at Rs.18.63 Lakhs as per pricing policy. Hence, proposal to be placed before Pricing Committee.
iv) If approved, the sale of EWS & LIG DUs offered as per pricing policy to be incorporated in MoU to be signed between the PP & Nagpur Board.

SLSMC Appraisal Dated 26/06/2020: -

It is directed to place the DPR before Pricing Committee.

Compliance of PP for decision of 26th SLSMC:-

- 1) Now, the PP through the CO / Nagpur Board have a letter to the extent that the PP has reduced the price of unit within the limits of the pricing policy G.R.
- 2) The Price Proposed now is - Rs. 10.57 Lakhs.

32nd SLAC Appraisal:-

The DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is deferred for want of water supply assurance.

28/19: 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. 1160.00 Lacs |
| Central Assistance | Rs. 240.00 Lacs |
| State Share | Rs. 160.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 760.00 Lacs |
| Total No of Dwelling Units | 160 |
| Cost per DU | Rs.7.25 Lacs |

B. 26th 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) Ann.II undertaking is incomplete.
- 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 confirm 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.

SLSMC Appraisal Dated 26/06/2020: -

It is directed to send the proposal to pricing committee.

Compliance of PP for decision of 26th SLSMC: -

The project proponent vide his letter dated 29-12-2020 Submitted through Chief Officer / Aurangabad board have agreed for the cost per unit of Rs. 7.25 lakhs which is withing permissible limit.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/20: Construction of 490 EWS 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. 3038.00 Lacs |
| Central Assistance | Rs. 735.00 Lacs |
| State Share | Rs. 490.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs.1813.00 Lacs |
| Total No of Dwelling Units | 490 |
| Cost per DU | Rs. 6.20 Lacs. |

B. 26th SLSMC Observations: -

- 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 Rs5.19 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.

SLSMC Appraisal Dated 26/06/2020: -

It is directed to submit the project before Pricing Committee.

Compliance of PP for decision of 26th SLSMC: -

The project proponent vide his letter dated 29-12-2020 Submitted through Chief Officer / Aurangabad board have agreed for the cost per unit of Rs. 6.20 lakhs which is within permissible limit.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

Projects under AHP-JV

28/21: Construction on 449 EWS & 824LIG Tenements on land Bearing S.No.274 & 275 at Wandongari, Dist. Nagpur.

A. Basic Information: -

| | |
|-----------------------------|---|
| Component | AHP-JV |
| Name of Implementing Agency | M/s Pushkar Homes Nagpur Joint Venture with Maha Housing Dev.Corp Ltd |
| Project Cost | Rs. 5905.86 Lacs for PMAY and Rs. 1017.72 Lacs for developer sale |
| Central Assistance | Rs. 574.50 Lacs for PMAY and Rs. 99.00 Lacs for developer sale |
| State Share | Rs. 383.00 Lacs for PMAY and Rs. 66.00 Lacs for developer sale |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 4948.36 Lacs for PMAY and Rs. 852.72 Lacs for developer sale |
| Total No of Dwelling Units | 383 for PMAY and 66 for developer sale |
| Cost per DU | Rs.15.42 Lacs |

B. SLSMC Observations: -

The proposal is scrutinised, recommended & submitted By M.D/MHDC.

From the report it is seen that,

- 1) The DPR for construction of 426 EWS & 472 LIG units on Kh.No.274,275 Mouze: Wanadongari, Tal Hingna, Dist Nagpur was placed before the 45th CSMC dt.25.07.2019. CSMC have approved 383 EWS DU's (EWS I-111, EWS II--140, EWS III-132) under PPP PMAY. Now, Maha Housing ltd have submitted the AHP-

JV proposal with Pushkar Homes of 499 EWS +824 LIG on the same land out of which 383 No of EWS Du's are proposed under PMAY. The cost approved by the CSMC for AHP-PPP project was Rs. 14.82 Lacs and the cost proposed under the AHP-JV proposal is Rs.15.42 lacs.

- 2) MHDC have stated in the proposal that Due to financial difficulty, (Specific difficulties not explained) the Project Proponent have approached to MHDC for Joint Venture. The proposal of Same Project Proponent of construction of 383 DUs under PMAY at Wanadongri Nagpur in partnership with Nagpur Board. Proposal for cancellation of the project under PPP from both private entity and public entity is not received.
- 3) Project Proponent M/s Pushkar Homes, Nagpur vide his letter dt.6/10/2020 that There is loan of Rs.4.02 Crore on the land under proposed Project. The same ie BOZA is reflected in 7/12 extract. Further PP have stated that the loan will be cleared before the registration of Development Agreement condition regarding the land free from encumbrances is not fulfilled.
- 4) The PPP project has yet not started.
- 5) The DPR is not according to the provisions of the G.R. issued by the State.
 - a) Approval of the state is required.
 - b) Tender notice is not invited.
 - c) Required processing Fees is not clear.
 - d) Sharing details between MahaHousing & Landowner are not provided.
 - e) Role of MHADA is there even though the JV is with Mahahousing.
 - f) In JV, the liability of Govt. increases as opposed to PPP.In this respect, Shri Shankar Bhise, M.D. & CEO/MahaHousing have stated that, The GR regarding AHP-JV is being revised.
- 6) It is stated that, the land is situated in the limit of Wanadongri Nagar parishad& is in Residential Zone.The part DP sheet showing the Zone & exact width of access Road to the S.Nos of land under proposed Project issued by Town Planning Deptt.is not attached. In the conditional Zone certificate is issued by Nagar Parishad they have not certified the zone of the plot under consideration.
- 7) From the layout plan attached with DPR it is seen that, The width of access road to the Project is from 12.0 m wide road, however as per UDD/GOM notification dt.02.12.2020, the width of access road is reduced to 9.00. Hence can be considered.
- 8) In the annexure 7B, the separate project cost for EWS & LIG needs to be shown separately. Accordingly, necessary correction at Sr.No.22 of Annexure 7B are necessary.
- 9) The copy of water supply assurance given by Municipal council is attached with DPR. It is seen that Electricity is available on sit, copy of Energy bill is attached with DPR.

32ndSLAC Appraisal:-

The prior approval of the state is required according to the provisions of GR issued by state. DPR is submitted to SLSMC with SLAC observations for decision.

C. SLSMC Appraisal: -

The prior approval of the state is not yet taken. The DPR is submitted to CSMC for decision.

28/22: Construction on 15064 EWS Dus under PMAY at Gut No.597/1,598, 599,601, 611,613,614,618,619,625,627, 628/1,629,639,640,641 at Khandala/Tq Khandala Dist Satara.

A. Basic Information: -

| | |
|-----------------------------|--|
| Component | AHP-JV |
| Name of Implementing Agency | M/s Siddhi Properties, Pune Joint Venture with Maha Housing Dev.Corp Ltd |
| Project Cost | Rs. 190024.14 Lacs |
| Central Assistance | Rs. 22596.00 Lacs |
| State Share | Rs. 15064.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 152364.14 Lacs |
| Total No of Dwelling Units | 15064 |
| Cost per DU | Rs.12.61 Lacs |

B. SLSMC Observations: -

The proposal is scrutinised, recommended & submitted By M.D/MHDC.

From the report it is seen that,

- 1) The DPR are under AHP-PPP of 217 EWS +38 LIG Khandala dist Satara is approved by CSMC in its 43rd meeting dt.25.02.2019 The DPR under PMAY/ BLC 40 & 42 DU's was approved 39th CSMC meeting dt.30.10.2018. The DPR for 44th DU's under BLC have been approved 46th CSMC dt.29.08.2019. Thus, 343 EWS +38 LIG are already approved in Khandala. The target set by the Govt. of Maharashtra is 134 and the total population of the town is only 6832 (as per Census 2011) & the houses proposed under AHP-JV are 15064. The project proponent to clarify.
- 2) The DPR is not according to the provisions of the G.R. issued by the State.
 - a) Approval of the state is required.
 - b) Tender notice is not invited.
 - c) Required processing Fees is not clear.
 - d) Sharing details between MahaHousing& Landowner are not provided.
 - e) Role of MHADA is there even though the JV is with Mahahousing.
 - f) In JV, the liability of Govt. increases as opposed to PPP.

In this respect, Shri Shankar Bhise, M.D. & CEO/Maha Housing have stated that, The GR regarding AHP-JV is being revised.
- 3) Project Proponent M/s Siddhi properties vide his letter dt.12/08/2020 that they have borrowed the mortatge loan, CC loan, & Term loan on some part of land under proposed Project (amount not mentioned in the letter). They have further stated that, the dues will be cleared before executing Dev. Agreement. The same ie BOZA is reflected in 7/12 extract.Further PP have stated that The loan will be cleared before registration of Development Agreement condition regarding the land free from encumbrances is not fulfilled.
- 4) It is stated that, the land is situated in the limit of Khandala Nagar parishad & is in Residential Zone. The part DP sheet showing the Zone & exact width of access Road to theS.Nos of land under proposed Project issued by Town Planning Deptt.is not attached. Since more than one S.Nos are included in the project,the one Layout comprising of all survey numbers is required to be prepared showing connectivity

with each other. In the present case S.Nos wise layouts are prepared (Also approved by Collectorate satara but not for PMAY), the exact width of access Road required as per UD notification cannot be ascertained.

- 5) The cost per unit as per estimate prepared by PP is 1261445/-
- 6) 20-point Undertaking is not signed by PP.
- 7) In the annexure 7B, the separate project cost for EWS & LIG needs to be B are shown. Accordingly, necessary correction at Sr.No.22 of Annexure 7B are necessary.
- 8) The copy of the letter from Municipal Council regarding assurance of water Supply is attached with DPR. Assurance from MSEB regarding Electricity is attached with DPR.
- 9) The copies of the permission given by Competent Authority for sale & transfer issued by tahsildar dt.11.02.2014 is enclosed.

32nd SLAC Appraisal:-

Chairman/ SLAC directed that, the project of 15064 EWS Dus be recommended for SLSCMC approval. However only 50% Dus be taken up in hand by MAHA Housing in first phase.

The prior approval of the state is required according to the provisions of GR issued by state. DPR is submitted to SLSCMC with SLAC observations for decision.

C. SLSCMC Appraisal: -

The prior of the state is not yet taken. The DPR is submitted to CSMC for decision.

AHP-PPP Projects for Ratification

28/23: DPR for construction of 3782 EWS on Land Bearing S.No136/1 & 2,138/6,141 and 38/1,2&3, 37/1& 2, 28/1B,1C,1D,1E,2A,2B,2C,2D,4,26/2,3& 4,121/0,32/4& 34/3 at Karavshil, Taluku -Ambernath, Dist-Thane under AHP(PPP) of PMAY.

A. Basic Information: -

| | |
|--|---|
| Component | AHP-PPP |
| Name of Implementing Agency | Chadha Developers and Promoters in partnership with Konkan Board |
| Project Cost | Rs. 30634.20 Lacs for PMAY and Rs. 47275.00 Lacs for Developer sale |
| Central Assistance | Rs. 5673.00 Lacs for PMAY and Rs. 5673.00 Lacs for Developer sale |
| State Share | Rs. 3782.00 Lacs for PMAY and Rs. 3782.00 Lacs for Developer sale |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs 21179.20 Lacs for PMAY and Rs. 37820.00 Lacs for Developer sale |
| Total No of Dwelling Units now proposed | 3782 for PMAY and 3782 for Developer Sale |
| No of Dwelling Units in principle approval | 25000 |
| Cost per DU | Rs.8.10 Lacs for PMAY and Rs.12.50 Lacs for Developer sale |

B. SLAC Observations: -

- 1) The DPR 1for the construction of 25000 EWS DU's on S.NO 136/1 & 2,138/6,141 and 38/1,2&3, 37/1& 2, 28/1B,1C,1D,1E,2A,2B,2C,2D,4,26/2,3& 4,121/0,32/4& 34/3 at Karavshil, Taluku -Ambernath, Dist-Thane and DPR 2 for the construction of 1200 t/s on Sr.No 2/1 at village Karav-Shil, Taluka Ambernath Dist. Thane was approved in principle in 35th CSMC in principle subject to site Evaluation report of Konkan Board of MHADA.
- 2) Executive Engineer-II/KB alongwith representative of the Project Proponent visited the site on dt.19.06.2018. The Technical evaluation was done and proposal have secure 44 marks. The project proponent vide his letter dated 29.06.2018 requested Additional Chief Secretary (Housing) to re-inspect the site by the committee comprising of Chief Officer/ Konkan Board, Shri Sagar Salunkhe/ KPMG and Shri Dimple Chadha. Accordingly, the site was visited by the members of Technical committee. The Technical evaluation is done by technical committee as per the guidelines mentioned under govt resolution dt.11.01.2017 the marks secure as per the technical evaluation were 44 /100 marks. The proposal was not eligible under AHP-PPP. Since the marks obtained were less than 70. As per the request of the applicant, Hon. Addl. Chief Secretary Housing has directed Dy. Chief Engineer/ PMAY to re-inspect the said site. Accordingly Dy.Chief Engineer under PMAY has re-inspected the site of 02.08.2018 along with Mrs.Aarti Harbhajanka / KPMG, Shri Sagar Salunkhe/KPMG and applicant Shri Dimple Chadha. Dy Chief engineer/ PMAY has submitted to the report to the Dy Secretary / Housing vide letter no.475

dt.12.09.2018 as per the report of Dy. Chief Engineer/ PMAY the secure marks were 71/100.

- 3) Thereafter the DPR was Submitted by the applicant for construction of 3782 EWS houses on said land. The DPR was scrutinized by concerned Executive Engineer of Konkan Board. Short comings in the DPR were communicated to the applicant on 23.08.2019. The applicant have submitted the compliance vide his letter dt.11.09.2019
- 4) These two DPR's were placed before 46th CSMC meeting dt.29.08.19. The CSMC has directed as below, "with regards to Two DPR's of AHP-3782 & 332 hence, proposed by GOM/Konkan Board, which SLAC & SLSMC way persue the matter as per relevant rules & Norms. 1st instalment of there two projects will be released after compliance of Rules."
- 5) A) The Subjected project is proposed on the land admeasuring gross area of 2,89,140.00 Sq.m. It is seen from the 7/12 Extract of land, the ownership of land is with Chadha Developers Pvt. Ltd., Dimple Darshan kumar Chadha, Pooja Dimple Chadha, Dilip Babaji Deshmukh, Rajkumar Malhotra etc. Since, The Ownership of Land is with Different owners, the registered sale deed or registered documents thereof are required. However, the applicant has submitted un-registered partnership deed on Rs.100 stamp paper. Further, the Authenticity of documents of land is not verified from the concerned authority by this office, therefore certificate for clear land title, on which project will be implemented shall be obtained by developer from concerned authority prior to approval of plans.
B)As regards assurance of water supply, the copy of the letter submitted to Irrigation Dept by Developer is enclosed with the DPR. Assurance letters for Electricity to proposed site from competent authority are attached with the DPR.

32nd SLAC Appraisal: -

The Both the DPR's are recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/24: DPR for construction of 332 EWS on land bearing S.No.2/1 at village Karavshil, Taluka Ambernath Dist Thane under AHP(PPP) of PMAY.

A. Basic Information: -

| | |
|-----------------------------|--|
| Component | AHP-PPP |
| Name of Implementing Agency | Chadha Developers and Promoters in partnership with Konkan Board |
| Project Cost | Rs. 2689.20 Lacs for PMAY and Rs. 4150.00 Lacs for Developer sale |
| Central Assistance | Rs. 498.00 Lacs for PMAY and Rs. 498.00 Lacs for Developer sale |
| State Share | Rs. 332.00 Lacs for PMAY and Rs. 332.00 Lacs for Developer sale |
| Implementing Agency Share | 0 |

| | |
|--|---|
| Beneficiary Share | Rs 1859.20 Lacs for PMAY and Rs. 3320.00 Lacs for Developer sale |
| Total No of Dwelling Units | 332 for PMAY and 332 for Developer sale |
| No of Dwelling Units in principle approval | 1200 |
| Cost per DU | Rs.8.10 Lacs for PMAY and Rs.12.50 Lacs for Developer sale |

B. SLAC Observations: -

- 1) The DPR 1 for the construction of 25000 EWS DU's on S.NO 136/1 & 2,138/6,141 and 38/1,2&3, 37/1& 2, 28/1B,1C,1D,1E,2A,2B,2C,2D,4,26/2,3& 4,121/0,32/4& 34/3 at Karavshil, Taluku -Ambernath, Dist-Thane and DPR 2 for the construction of 1200 t/s on Sr.No 2/1 at village Karav-Shil, Taluka Ambernath Dist Thane was approved in principle in 35th CSMC in principle Subject to site Evaluation report of Konkan Board of MHADA.
- 2) Executive Engineer-II/KB alongwith representative of the Project Proponent visited the site on dt.19.06.2018. The Technical evaluation was done and proposal have secure 44 marks. The project proponent vide his letter dated 29.06.2018 requested Additional Chief Secretary (Housing) to re-inspect the site by the committee comprising of Chief Officer/ Konkan Board, Shri Sagar Salunkhe/ KPMG and Shri Dimple Chadha. Accordingly, the site was visited by the members of Technical committee. The Technical evaluation is done by technical committee as per the guidelines mentioned under govt resolution dt.11.01.2017 the marks secure as per the technical evaluation were 44 /100 marks. The proposal was not eligible under AHP-PPP. Since the marks obtained were less than 70. AS per the request of the applicant, Hon.Add. Chief Secretary Housing has directed Dy. Chief Engineer/ PMAY to re-inspect the said site. Accordingly Dy.Chief Engineer under PMAY has re-inspect the site of 02.08.2018 along with Mrs.Aarti Harbhajanka / KPMG, Shri Sagar Salunkhe/KPMG and applicant Shri Dimple Chadha. Dy Chief engineer/ PMAY has submitted to the report to the Dy Secretary / Housing vide letter no.475 dt.12.09.2018 as per the report of Dy. Chief Engineer/ PMAY the secure marks were 71/100.
- 3) Thereafter the DPR was Submitted by the applicant for construction of 3782 EWS houses on said land. The DPR was scrutinized by concerned Executive Engineer of Konkan Board. Short comings in the DPR were communicated to the applicant on 23.08.2019. The applicant have submitted the compliance vide his letter dt.11.09.2019
- 4) These two DPR's were placed before 46th CSMC meeting dt.29.08.19. The CSMC has directed as below "with regards to Two DPR's of AHP-3782 & 332 hence, proposed by GOM/Konkan Board, which SLAC & SLSMC way persue the matter as per relevant rules & Norms. 1st instalment of there two projects will be released after compliance of Rules."
- 5) A) The Subjected project is proposed on the land admeasuring gross area of 2,89,140.00 Sq.m. It is seen from the 7/12 Extract of land, the ownership of land is with Chadha Developers Pvt. Ltd., Dimple Darshankumar Chadha, Pooja Dimple Chadha, Dilip Babaji Deshmukh, Rajkumar Malhotra etc. Since, The Ownership of Land is with Different owners, the registered sale deed or registered documents thereof are required. However, the applicant has submitted un-registered partnership deed on Rs.100 stamp paper. Further, the Authenticity of documents of

land is not verified from the concerned authority by this office, therefore certificate for clear land title, on which project will be implemented shall be obtained by developer from concerned authority prior to approval of plans.

B) As regards assurance of water supply, the copy of the letter submitted to Irrigation Dept by Developer is enclosed with the DPR. Assurance letters for electricity to proposed site from competent authority are attached with the DPR.

32nd SLAC Appraisal: -

The Both the DPR's are recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/25 to 28/78 Projects under BLC

A total of 54 proposals were made and the number of EWS DUs were 14178.

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 |
|--------|---|------------|---------|---------------------------------------|
| 28/25 | Telhara Municipal council | Akola | 247 | DPR is recommended for CSMC approval. |
| 28/26 | Chandur Rly Municipal Council | Amravati | 405 | DPR is recommended for CSMC approval. |
| 28/27 | Achalpur Municipal Council | Amravati | 110 | DPR is recommended for CSMC approval. |
| 28/28 | Achalpur Municipal council | Amravati | 182 | DPR is recommended for CSMC approval. |
| 28/29 | Tiosa Nagar Panchayat | Amravati | 210 | DPR is recommended for CSMC approval. |
| 28/30 | DattapurDhamangaon Railway Municipal council | Amravati | 116 | DPR is recommended for CSMC approval. |
| 28/31 | NandgaonKandeshwar Nagar Panchayat | Amravati | 397 | DPR is recommended for CSMC approval. |
| 28/32 | Gangapur Municipal Council | Aurangabad | 355 | DPR is recommended for CSMC approval. |
| 28/33 | Phulmbri Municipal Council | Aurangabad | 351 | DPR is recommended for CSMC approval. |
| 28/34 | Aurangabad Municipal Corporation | Aurangabad | 116 | DPR is recommended for CSMC approval. |
| 28/35 | Patoda Nagar Panchayat | Beed | 524 | DPR is recommended for CSMC approval. |

| S. No. | ULB/IA | DISTRICT | EWS Dus | SLSMC Appraisal |
|--------|-------------------------------|------------|---------|---------------------------------------|
| 28/36 | Aashti Nagar panchayat | Beed | 644 | DPR is recommended for CSMC approval. |
| 28/37 | Gadchandur Municipal Council | Chandrapur | 133 | DPR is recommended for CSMC approval. |
| 28/38 | Chimur Municipal Council | Chandrapur | 693 | DPR is recommended for CSMC approval. |
| 28/39 | Sironcha Panchayat Council | Gadchiroli | 38 | DPR is recommended for CSMC approval. |
| 28/40 | Chamorshi Nagar Panchayat | Gadchiroli | 225 | DPR is recommended for CSMC approval. |
| 28/41 | Gadchiroli Municipal Council | Gadchiroli | 255 | DPR is recommended for CSMC approval. |
| 28/42 | Hingoli Municipal Council | Hingoli | 597 | DPR is recommended for CSMC approval. |
| 28/43 | Savda Municipal Council | Jalgaon | 108 | DPR is recommended for CSMC approval. |
| 28/44 | Raver Municipal Council | Jalgaon | 240 | DPR is recommended for CSMC approval. |
| 28/45 | Badnapur Municipal Council | Jalna | 495 | DPR is recommended for CSMC approval. |
| 28/46 | Bhokardan Municipal Council | Jalna | 473 | DPR is recommended for CSMC approval. |
| 28/47 | Ghansavangi Municipal Council | Jalna | 425 | DPR is recommended for CSMC approval. |
| 28/48 | Vadgaon Municipal Council | Kolhapur | 60 | DPR is recommended for CSMC approval. |
| 28/49 | Jaysingpur Municipal Council | Kolhapur | 30 | DPR is recommended for CSMC approval. |
| 28/50 | Kurundwad Municipal council | Kolhapur | 70 | DPR is recommended for CSMC approval. |
| 28/51 | Chakur Nagar Panchayat | Latur | 98 | DPR is recommended for CSMC approval. |
| 28/52 | Ausa Municipal Council | Latur | 421 | DPR is recommended for CSMC approval. |
| 28/53 | Kuhi Nagar Panchayat | Nagpur | 57 | DPR is recommended for CSMC approval. |
| 28/54 | Mudkhed Municipal Council | Nanded | 521 | DPR is recommended for CSMC approval. |

| S. No. | ULB/IA | DISTRICT | EWS Dus | SLSMC Appraisal |
|--------|-------------------------------------|-----------|---------|---------------------------------------|
| 28/55 | Surgana Nagar Panchayat | Nashik | 56 | DPR is recommended for CSMC approval. |
| 28/56 | Tuljapur Municipal Council | Osmanabad | 332 | DPR is recommended for CSMC approval. |
| 28/57 | Sonpeth Municipal Council | Parbhani | 1143 | DPR is recommended for CSMC approval. |
| 28/58 | Sonpeth Municipal Council | Parbhani | 326 | DPR is recommended for CSMC approval. |
| 28/59 | Sangli Miraj Kupwad Mun Corporation | Sangali | 60 | DPR is recommended for CSMC approval. |
| 28/60 | Khandala Nagar Panchayat | Satara | 25 | DPR is recommended for CSMC approval. |
| 28/61 | Madha Nagar Panchayat | Solapur | 113 | DPR is recommended for CSMC approval. |
| 28/62 | Kurduwadi Municipal Council | Solapur | 49 | DPR is recommended for CSMC approval. |
| 28/63 | Kurduwadi Municipal Council | Solapur | 195 | DPR is recommended for CSMC approval. |
| 28/64 | Hinganghat Municipal Council | Wardha | 300 | DPR is recommended for CSMC approval. |
| 28/65 | Arni Municipal Council | Yawatmal | 579 | DPR is recommended for CSMC approval. |
| 28/66 | Darwha Municipal Council | Yawatmal | 223 | DPR is recommended for CSMC approval. |
| 28/67 | ShirurKasar Nagar Panchayat | Beed | 217 | DPR is recommended for CSMC approval. |
| 28/68 | Malkapur Municipal Council | Buldana | 350 | DPR is recommended for CSMC approval. |
| 28/69 | Dhule Municipal Corporation | Dhule | 250 | DPR is recommended for CSMC approval. |
| 28/70 | Dhule Municipal Corporation | Dhule | 250 | DPR is recommended for CSMC approval. |
| 28/71 | Chopada Municipal Council | Jalgaon | 80 | DPR is recommended for CSMC approval. |
| 28/72 | Yawal Municipal Council | Jalgaon | 112 | DPR is recommended for CSMC approval. |
| 28/73 | Faizpur Municipal Council | Jalgaon | 96 | DPR is recommended for CSMC approval. |

| S. No. | ULB/IA | DISTRICT | EWS Dus | SLSMC Appraisal |
|--------|-----------------------------|------------|---------|---------------------------------------|
| 28/74 | Kopargaon Municipal Council | Ahmednagar | 96 | DPR is recommended for CSMC approval. |
| 28/75 | Karjat Nagar Panchayat | Ahmednagar | 110 | DPR is recommended for CSMC approval. |
| 28/76 | Sillod Municipal Council | Aurangabad | 257 | DPR is recommended for CSMC approval. |
| 28/77 | Hingoli Municipal Council | Hingoli | 188 | DPR is recommended for CSMC approval. |
| 28/78 | Pauni Municipal Council | Bhandara | 175 | DPR is recommended for CSMC approval. |

BLC Projects for Curtailment

28/79: DPR for construction of 108 EWS DUs in various locations in Savda Municipal Corporation, Dist : Jalgaon (Revised).

A. Basic Information: -

| | | |
|-----------------------------|-------------------------|-----------------|
| Component | BLC – Curtailment | |
| Name of Implementing Agency | Savda Municipal Council | |
| | Previously Approved | Revised |
| Total No of Dwelling Units | 237 | 108 |
| Project Cost | Rs. 1215.57 Lacs | Rs. 512.90 Lacs |
| Central Assistance | Rs. 355.50 Lacs | Rs. 162.00 Lacs |
| State Share | Rs. 237.00 Lacs | Rs. 108.00 Lacs |
| Implementing Agency Share | 0 | 0 |
| Beneficiary Share | Rs. 2.63 Lacs | Rs. 2.25 Lacs |

B. SLAC Observations: -

The DPR was previously approved in 43rd CSMC dtd 22nd Feb, 2019. For 237 EWS units, now the same DPR is revised to 108 EWS units.

32nd SLAC Appraisal: -

The curtailment of DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/80: DPR for construction of 746 EWS DUs in various locations in Barshi Municipal Council, Dist : Solapur (Revised).

A. Basic Details: -

| | |
|-----------|-------------------|
| Component | BLC – Curtailment |
|-----------|-------------------|

| | | |
|-----------------------------|----------------------------|------------------|
| Name of Implementing Agency | Barshi Municipal Council | |
| | Previously Approved | Revised |
| Total No of Dwelling Units | 756 | 746 |
| Project Cost | Rs. 5318.46 Lacs | Rs. 5248.11 Lacs |
| Central Assistance | Rs. 1134.00 Lacs | Rs. 1119.00 Lacs |
| State Share | Rs. 756.00 Lacs | Rs. 746.00 Lacs |
| Implementing Agency Share | 0 | 0 |
| Beneficiary Share | Rs. 4.54 Lacs | Rs. 4.54 Lacs |

B. SLAC Observations: -

1. The DPR was previously approved in 43rd CSMC dtd 22ndFeb, 2019. For 756 EWS units, now the same DPR is revised to 746 EWS units.
2. As per the letter received from the CO / Barshi Municipal Council the curtailed 10 beneficiaries are willing to take benefit of AHP scheme of 975 T/s. sanctioned in 38Th CSMC meeting dtd. 26th Sept. 2018. At Barshi.
3. Cost of BLC individual unit is Rs. 7.03 Lacs & cost of AHP unit is Rs. 8.89 Lacs. As sanctioned by CSMC.
4. Concerned letter from beneficiaries are not attached with the proposal.
5. These 10 beneficiaries area already approved by the CSMC.
6. For the project of 756, Central Share of Rs. 409.80 Lacs & State Share of Rs. 756.00, is already released to ULBs.

32ndSLAC Appraisal: -

The curtailment of DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The DPR is recommended for approval of CSMC.

28/81: DPR for construction of 1720 EWS DUs in various locations in Barshi Municipal Council, Dist : Solapur (Revised).

A. Basic Details

| | | |
|-----------------------------|----------------------------|------------------|
| Component | BLC – Curtailment | |
| Name of Implementing Agency | Barshi Municipal Council | |
| | Previously Approved | Revised |
| Total No of Dwelling Units | 1733 | 1720 |
| Project Cost | Rs. 9189.23 Lacs | Rs. 9120.13 Lacs |
| Central Assistance | Rs. 2599.50 Lacs | Rs. 2580.00 Lacs |
| State Share | Rs. 1733.00 Lacs | Rs. 1720.00 Lacs |
| Implementing Agency Share | 0 | 0 |
| Beneficiary Share | RS. 2.80 Lacs | Rs. 2.80 Lacs |

B. SLAC Observations: -

1. The DPR was previously approved in 28rd CSMC dtd 29th Nov, 2017. For 1733 EWS units, now the same DPR is revised to 1720 EWS units.

2. As per the letter received from the CO / Barshi Municipal Council the curtailed 13 beneficiaries are willing to take benefit of AHP scheme of 975 T/s. sanctioned in 38Th CSMC meeting dtd. 26th Sept. 2018. At Barshi.
3. Cost of BLC individual unit is Rs. 5.30 Lacs & cost of AHP unit is Rs. 8.89 Lacs, as sanctioned by CSMC.
4. Concerned letter from beneficiaries are not attached with the proposal.
5. These 13 beneficiaries area already approved by the CSMC.
6. For the project of 1733, Central Share of Rs. 1035.00 Lacs & State Share of Rs.693.20, is already released to ULBs.

32nd SLAC Appraisal: -

The curtailment of DPR is recommended for approval of SLSCMC.

C. SLSCMC Appraisal: -

The DPR is recommended for approval of CSMC.

AHP Revision

28/82: DPR for construction of 33 EWS out of 364 DUs on land bearing S.No. 488(P) at Jalna.

A. Basic Details

| Component | AHP - Revision | |
|-----------------------------|-------------------------|-----------------|
| Name of Implementing Agency | Aurangabad Board, MHADA | |
| | Previously Approved | Revised |
| Total No of Dwelling Units | 364 | 33 |
| Project Cost | Rs. 3094.00 Lacs | Rs. 264.00 Lacs |
| Central Assistance | Rs. 546 Lacs | Rs. 49.50 Lacs |
| State Share | Rs. 364 Lacs | Rs. 33.00 Lacs |
| Implementing Agency Share | 0 | 0 |
| Beneficiary Share | Rs. 2184.00 Lacs | Rs. 181.50 Lacs |
| Cost per DU | Rs. 8.50 Lacs | Rs. 8.50 Lacs |

B. SLAC Observations: -

1. The DPR was previously approved in 10th CSMC dtd.22-07-2016 for 364 EWS units, now the same DPR is revised to 33 EWS units.
2. As per the letter received from the CO / Aurangabad Board , MHADA there is only demand for 33 DUs inspite of multiple advertisements.

32nd SLAC Appraisal: -

The revised DPR is recommended for approval of SLSCMC.

C. SLSCMC Appraisal: -

The DPR is recommended for approval of CSMC.

AHP Cancellation

28/83: Construction of 2023 EWS on S. No. 57, Kharadi, Pune.

A. Basic Details

| | |
|------------------------------|------------------------------|
| Component | AHP - Cancellation |
| Previous sanction reference. | 38th CSMC held on 07-02-2018 |
| Name of Implementing Agency | Pune Municipal Corporation |
| Total No of Dwelling Units | 2023 |
| Project Cost | Rs. 3582.68 Lacs |
| Central Assistance | Rs. 3034.50 Lacs |
| State Share | Rs. 2023.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 2702.68 Lacs |

B. SLAC Observations: -

1. The DPR was previously approved in 38th CSMC dtd.07-02-2018 for 20232) Now municipal commissioner PMC have stated that the area of land under project is reduced by 50% and the Scheme is revised on said 50% land. The DP road is passing from the said land which had divided land in two parts. It is proposed by PMC to cancel the earlier approved DPR and proposed Two DPR on the said two plots i.e. plot no 1A & 1B, S.No 57 hissa no 5.

32ndSLAC Appraisal: -

The Cancellation of DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -

The cancellation of DPR is recommended for approval of CSMC.

28/84: Construction of 256 EW DUs on land bearing S.No. 471,477 & 478 at Chalisgaon Road, Dhule.

A. Basic Details

| | |
|------------------------------|----------------------------|
| Component | AHP - Cancellation |
| Previous sanction reference. | 25th CSMC dated 23-08-2017 |
| Name of Implementing Agency | Nashik Board, MHADA |
| Total No of Dwelling Units | 256 |
| Project Cost | Rs. 2306.96 Lacs |
| Central Assistance | Rs. 384.00 Lacs |
| State Share | Rs. 256.00 Lacs |

| | |
|---------------------------|------------------|
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 1666.96 Lacs |

B. SLAC Observations: -

1. General Mindset of the people is to buy houses in ground structures and not multistoried structures which seem to be costlier.
2. Future demanded not seen for multistoried building, Thus, MHADA NASHIK, has put a request to cancel the same.
3. Hence, DPR resubmission for deletion

32ndSLAC Appraisal: -

The Cancellation of DPR is recommended for approval of SLSCMC.

C. SLSCMC Appraisal: -

The cancellation of DPR is recommended for approval of CSMC.

28/85: Construction of 176 EW DUs on land bearing S.No. 373 at Nandurbar, Dhule.

A. Basic Details

| | |
|------------------------------|----------------------------|
| Component | AHP - Cancellation |
| Previous sanction reference. | 28th CSMC dated 26-12-2017 |
| Name of Implementing Agency | Nashik Board, MHADA |
| Total No of Dwelling Units | 176 |
| Project Cost | Rs. 1686.13 Lacs |
| Central Assistance | Rs. 264.00 Lacs |
| State Share | Rs. 176.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 1246.13 Lacs |

B. SLAC Observations: -

1. General Mindset of the people is to buy houses in ground structures and not multistoried structures which seem to be costlier.
2. Future demanded not seen for multistoried building.
Thus, MHADA NASHIK, has put a request to cancel the same.
3. Hence, DPR resubmission for deletion

32ndSLAC Appraisal: -

The Cancellation of DPR is recommended for approval of SLSCMC.

C. SLSCMC Appraisal: -

The cancellation of DPR is recommended for approval of CSMC.

28/86: Construction of 352 EW DUs on land bearing S.No. 83 & 84 at Deopur, Dhule.

A. Basic Details

| | |
|------------------------------|----------------------------|
| Component | AHP - Cancellation |
| Previous sanction reference. | 25th CSMC dated 23-08-2017 |
| Name of Implementing Agency | Nashik Board, MHADA |

| | |
|----------------------------|------------------|
| Total No of Dwelling Units | 352 |
| Project Cost | Rs. 3582.68 Lacs |
| Central Assistance | Rs. 528.00 Lacs |
| State Share | Rs. 352.00 Lacs |
| Implementing Agency Share | 0 |
| Beneficiary Share | Rs. 2702.68 Lacs |

B. SLAC Observations: -

1. General Mindset of the people is to buy houses in ground structures and not multistoried structures which seem to be costlier.
2. Future demanded not seen for multistoried building. Thus, MHADA NASHIK, has put a request to cancel the same.
3. Hence, DPR resubmission for deletion.

32nd SLAC Appraisal: -

The Cancellation of DPR is recommended for approval of SLSMC.

C. SLSMC Appraisal: -


The cancellation of DPR is recommended for approval of CSMC.


28/87: AHP Projects Proposed for Deletion

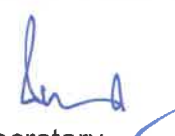
List of AHP Projects Proposed for Deletion for which proposal is submitted to Centre with reference to VC held on 18th December 2020 as detailed below :

| Item No | ULB/A | District | Previous approval reference | DPR Details | EWS DUs | LIG DUs |
|---------|------------------|------------|-----------------------------|--|---------|---------|
| 28/87 | Amravati Board | Amravati | 33rd CSMC dt. 27-4-2018 | Construction of 16216 tenements at Nandgaon Peth, Amravati. | 16048 | 0 |
| 28/88 | Amravati Board | Aurangabad | 10th CSMC Dt. 22-7-2016 | DPR for Construction of Houses at S.No.472 Chikhalthana Aurangabad | 960 | 0 |
| 28/89 | Aurangabad Board | Aurangabad | 10th CSMC Dt. 22-7-2016 | DPR for Construction of Houses at S.No.472 Chikhalthana Aurangabad | 192 | 48 |
| 28/90 | Konkan Board | Raigad | 8th CSMC Dt. 28-4-2016 | DPR for Construction of houses on Survey No.62(New), 53 at Nilaje Pada, MMR. | 4970 | 1069 |
| 28/91 | Konkan Board | Palghar | 8th CSMC Dt. 28-4-2016 | Approval to proposals under AHP (Scheme No.3) to DPR of construction of 3630 EWS houses (Total project EWS 3630 + LIG 1148 + MIG 1485 = 6263 Houses) on Survey No.209 at Juchandra, Palghar, | 3630 | 1148 |

| | | | | | | |
|-------|--------------|--------|---------------------------|---|------|------|
| | | | | MMR. | | |
| 28/92 | Konkan Board | Raigad | 8th CSMC Dt. 28-4-2016 | Approval to proposals under AHP (Scheme No.3) to DPR of construction of 3630 EWS houses (Total project EWS 3630 + LIG 1148 + MIG 1485 = 6263 Houses) on Survey No.209 at Juchandra, Palghar, MMR. | 2685 | 3378 |
| 28/93 | Konkan Board | Raigad | 8th CSMC Dt. 28-4-2016 | Approval to proposals under AHP (Scheme No.3) to DPR of construction of 1100 EWS houses (Total project EWS 1100 + LIG 492 + MIG 330 = 1922 Houses) on Survey No.217-1A1 at Ramwadi, Pen, MMR. | 1100 | 492 |


 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 28th meeting of State Level Appraisal Committee (SLSMC) of PMAY (U) dated 05.01.2021

| |
|--------------------------------|
| Other Officers present: |
|--------------------------------|

| |
|------------------------------------|
| Shri Nitin Mahajan CO/Konkan Board |
|------------------------------------|

| |
|---|
| Shri Dhirajkumar Pandirkar Chief Engineer MHADA |
|---|

| |
|--|
| Shri Atul. S. Kulkarni, Executive Engineer (Additional Charge), PMAY(U), MHADA |
|--|

| |
|--|
| Shri. Dhiraj Kumar Jain Deputy Engineer, MHADA |
|--|

| |
|--|
| Shri. Prakash Joshi Deputy Engineer, MHADA |
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Annexure-II List of 54 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 |
|--------|---|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|---|
| 28/25 | Telhara Municipal council | 247 | 370.50 | 247.00 | 0.00 | 814.00 | 1431.50 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR certificate in this regard is given by CO/Municipal Council. PMAY MIS attachment is 87.04 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/26 | Chandur Rly Municipal Council | 405 | 607.50 | 405.00 | 0.00 | 1334.68 | 2347.18 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR. PMAY MIS attachment is 89.38% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/27 | Achalpur Municipal Council | 110 | 165.00 | 110.00 | 0.00 | 362.51 | 637.51 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR.3. Some plot size are below 30 sqm Implementing Agency should ensure before sanctioning of plans. PMAY MIS attachment is 100 % |
| 28/28 | Achalpur Municipal council | 182 | 273.00 | 182.00 | 0.00 | 599.79 | 1054.79 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed. PMAY MIS attachment is 98.35% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/29 | Tiosa Nagar Panchayat | 210 | 315.00 | 210.00 | 0.00 | 692.06 | 1217.06 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR. PMAY MIS attachment is 86.19 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/30 | Dattapur Dhamangaon Railway Municipal council | 116 | 174.00 | 116.00 | 0.00 | 382.28 | 672.28 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed. PMAY MIS attachment is 87.07 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/31 | Nandgaon Kandeshwar Nagar Panchayat | 397 | 595.50 | 397.00 | 0.00 | 1308.31 | 2300.81 | 5.80 | 1. Found in order PMAY MIS attachment is 85.89 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |

| 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 |
|--------|----------------------------------|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|---|
| 28/32 | Gangapur Municipal Council | 355 | 532.50 | 355.00 | 0.00 | 1032.16 | 1919.66 | 5.41 | 1. Found in order, PMAY MIS attachment is 92.11% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/33 | Phulmbri Municipal Council | 351 | 526.50 | 351.00 | 0.00 | 1160.58 | 2038.08 | 5.81 | found in order, PMAY MIS attachment is 58.97% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/34 | Aurangabad Municipal corporation | 116 | 174.00 | 116.00 | 0.00 | 489.241 | 779.241 | 6.72 | PMAY MIS attachment is 0.00%. Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/35 | Patoda Nagar Panchayat | 524 | 786.00 | 524.00 | 0.00 | 1914.17 | 3224.17 | 6.15 | 1. Cost of tenement given in 7C is 5.86 lac but it comes to (3224.17/524) Rs.6.15 lac.CO/Nagar panchayat please justify. 2. Beneficiaries location are not marked on DP plan and Google map (sanctioned as well as proposed). PMAYMIS attachment is 99.43. % |
| 28/36 | Aashti Nagar panchayat | 644 | 966.00 | 644.00 | 0.00 | 2284.91 | 3894.91 | 6.05 | 1. Cost of tenement given in 7C is 5.76 lac but it comes to (3894.91/644) Rs.6.05 lac.CO/Nagar panchayat please justify. 2. Beneficiaries location are not marked on DP plan and Google map (sanctioned as well as proposed). PMAY MIS attachment is 98.76 % |
| 28/37 | Gadchandur Municipal Council | 133 | 199.50 | 133.00 | 0.00 | 438.35 | 770.85 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) PMAY MIS attachment is 90.98 % |
| 28/38 | Chimur Municipal Council | 693 | 1039.50 | 693.00 | 0.00 | 3207.72 | 4940.22 | 7.13 | 1. Cost of tenement given in 7C is Rs.6.79 lac but it comes to (4940.22/693) Rs.7.13 lac please justify. 2. scanned colour copy of plans and estimate are attached; papers are not signed originally by municipal engineer.3.in beneficiary list type of house not mentioned.4. Municipal engineer and Chief officer have not signed Google Map Sheet.5. DP sheet is not attached with proposal. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. City not added in PMAY Portal. |

| 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 |
|--------|------------------------------|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|--|
| 28/39 | Sironcha Panchayat Council | 38 | 57.00 | 38.00 | 0.00 | 125.37 | 220.37 | 5.80 | 1. Found in Order. PMAY MIS attachment is 100 % |
| 28/40 | Chamorshi Nagar Panchayat | 225 | 337.50 | 225.00 | 0.00 | 742.06 | 1304.56 | 5.80 | 1. Some plot size are below 30.00 Sqm Co/ Mc should ensure about the construction permission. PMAY MIS attachment is 99.56% |
| 28/41 | Gadchiroli Municipal Council | 255 | 382.50 | 255.00 | 0.00 | 524.700 | 1162.20 | 4.56 | 1. Status and progress of previous DPRs should be submitted with this DPR. 2. Documents of the beneficiaries are required to be submitted with the DPR. 3. PMAY MIS attachment is 0.00%, Attachment beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/42 | Hingoli Municipal Council | 597 | 895.50 | 597.00 | 166.86 | 1844.73 | 3504.09 | 5.87 | 1. PMAY MIS attachment is 0.00 % |
| 28/43 | Savda Municipal Council | 108 | 162.00 | 108.00 | 0.00 | 401.67 | 671.67 | 6.22 | 1. Found in order PMAY MIS attachment is 0.00 % |
| 28/44 | Raver Municipal Council | 240 | 360.00 | 240.00 | 0.00 | 868.80 | 1468.80 | 6.12 | 1. Annexure-II undertaking of 20 points is not attached with DPR. 2. As two different cost is mentioned in DPR there should be two separate estimate & plans attached. 3. In beneficiaries list type of house and area of plot is not mentioned. 4. Ward wise beneficiaries location should be mention on DP plan and Google sheet. PMAY MIS attachment is 72.92 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/45 | Badnapur Municipal Council | 495 | 742.50 | 495.00 | 0.00 | 1662.71 | 2900.21 | 5.86 | 1. Found in order PMAY MIS attachment is 50.30 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/46 | Bhokardan Municipal Council | 473 | 709.50 | 473.00 | 0.00 | 1603.71 | 2786.21 | 5.89 | 1. Found in Order. PMAY MIS attachment is 26.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |

| 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 |
|--------|-------------------------------|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|---|
| 28/47 | Ghansavangi Municipal Council | 425 | 637.50 | 425.00 | 0.00 | 1637.31 | 2699.81 | 6.35 | 1. Found in order. PMAY MIS attachment is 40.71% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/48 | Vadgaon Municipal Council | 60 | 90.00 | 60.00 | 0.00 | 197.73 | 347.73 | 5.80 | 1. Found in Order. PMAY MIS attachment is 91.67% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/49 | Jaysingpur Municipal Council | 30 | 45.00 | 30.00 | 0.00 | 98.87 | 173.87 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR. PMAY MIS attachment is 93.33% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/50 | Kurundwad Municipal council | 70 | 105.00 | 70.00 | 0.00 | 230.75 | 405.75 | 5.80 | 1. Found in order PMAY MIS attachment is 91.43 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/51 | Chakur Nagar Panchayat | 98 | 147.00 | 98.00 | 0.00 | 246.96 | 491.96 | 5.02 | 1.Point of "In case of BLC, it is to certify that the land is owned by beneficiary and monitor the progress through Geo Tagged Photographs". 2. Draft DP plan is not signed by Municipal engineer as well as CO/Nagar panchayat. 3.In sample document of beneficiary the 7/12 extract is not attached, co should confirm the ownership and location lies is under residential zone. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/52 | Ausa Municipal Council | 421 | 631.50 | 421.00 | 0.00 | 1852.82 | 2905.32 | 6.90 | 1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. 2. Beneficiaries locations are not marked on Google plan and DP plan (sanctioned as well as proposed). 3. In sample documents 7/12 extract is not submitted for landowner ship. 4.In beneficiary list plot sizes are not mentioned. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/53 | Kuhi Nagar Panchayat | 57 | 85.50 | 57.00 | 0.00 | 187.84 | 330.34 | 5.80 | 1.Development plan or certificate about it not attached with DPR. PMAY MIS attachment is 100 % |

| 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 |
|--------|----------------------------|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|--|
| 28/54 | Mudkhed Municipal Council | 521 | 781.50 | 521.00 | 0.00 | 2391.55 | 3694.05 | 7.09 | 1. Beneficiary share given in 7C is 4.0157 lac but it comes to (2391.55/521) Rs.4.59 lac. Also cost of tenement given is 6.93 but it comes to (3694.05/521) Rs.7.09 lac please justify. 2.7/12 extract showing ownership of land is not attached with sample beneficiary documents. 3. Municipal engineer and Chief officer have not signed Estimates, plans, DP sheet, Google Map Sheet. 4. Each page shall be signed/attested by CO5. Beneficiaries are not marked on DP and google plan. (sanctioned as well as proposed) 6. Construction Specification not given. 7.Executive summary sheet (in standard proforma) is not attached. 8.Details about beneficiaries house such as type of house, ownership details are not given in the DPR beneficiary list. 9.DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM. 10. Beneficiary list should be signed by CO/ Mun.Council. 11. While compiling Chief Officer Mudkhed Municipal Council shall give certificate regarding all beneficiaries about their confirmation of ownership PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/55 | Surgana Nagar Panchayat | 56 | 84.00 | 56.00 | 0.00 | 184.60 | 324.60 | 5.80 | 1. DP plan is not attached with DPR. 2. some plot size are below 30 sqm Implementing Agency should ensure before sanctioning of plans. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/56 | Tuljapur Municipal Council | 332 | 498.00 | 332.00 | 0.00 | 1118.35 | 1948.35 | 5.8685 | 1. Found in order PMAY MIS attachment is 100 % |
| 28/57 | Sonpeth Municipal Council | 1143 | 1714.50 | 1143.00 | 0.00 | 4680.59 | 7538.09 | 6.60 | 1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. 2. Beneficiaries locations are not marked on Google plan and DP plan (sanctioned as well as proposed). 3.In sample documents 7/12 extract is not attached for land ownership. 4.Municipal Engineer has not signed on a plan estimate. 5.20 points Annexure-II Undertaking is not attached with the DPR. PMAY MIS attachment is 62.12 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |

| 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 |
|--------|-------------------------------------|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|---|
| 28/58 | Sonpeth Municipal Council | 326 | 489.00 | 326.00 | 0.00 | 1334.97 | 2149.97 | 6.60 | 1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. 2. Beneficiaries locations are not marked on Google plan and DP plan (sanctioned as well as proposed). 3. In sample documents 7/12 extract is not attached for land ownership. 4. Municipal Engineer has not signed on a plan estimate. 5. 20 points Annexure-II Undertaking is not attached with the DPR. PMAY MIS attachment is 91.10% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/59 | Sangli Miraj Kupwad Mun Corporation | 60 | 90.00 | 60.00 | 0.00 | 327.96 | 477.96 | 7.97 | 1. Chief officer have not signed on Google Map Sheet. 2. Beneficiaries are not marked on DP and google plan. (sanctioned as well as proposed) 3. Executive summary is not filled properly i.e infrastructure details are not given. 4. lead chart and rate analysis given are not certified by municipal engineer. 5. Beneficiary Plot size is not given in beneficiary details. 6. DP sheet is not attached with DPR. 7. Plans are not signed by Chief officer. PMAY MIS attachment is 88.33 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/60 | Khandala Nagar Panchayat | 25 | 37.50 | 25.00 | 0.00 | 107.85 | 170.35 | 6.81 to 7.01 | 1. DP plan is not attached with DPR. 2. some plot size are below 30 sqm Implementing Agency should ensure before sanctioning of plans. PMAY MIS attachment is 100 % |
| 28/61 | Madha Nagar Panchayat | 113 | 169.50 | 113.00 | 0.00 | 372.43 | 654.93 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR. 3. in Annexure II undertaking point no 20 regarding "the project components proposed in the DPR were never taken up / funded under any central / state assistance or any other schemes. 4. some plot size are below 30 sqm Implementing Agency should ensure before sanctioning of plans. PMAY MIS attachment is 97.35 % |
| 28/62 | Kurduwadi Municipal Council | 49 | 73.50 | 49.00 | 0.00 | 171.65 | 294.15 | 6.00 | 1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. 2. 20 points Annexure-II Undertaking is not attached with the DPR. PMAY MIS attachment is 91.84 % |
| 28/63 | Kurduwadi Municipal Council | 195 | 292.50 | 195.00 | 0.00 | 861.41 | 1348.91 | 6.92 | 1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. PMAY MIS attachment is 13.85% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |

| 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 |
|--------|------------------------------|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|---|
| 28/64 | Hinganghat Municipal Council | 300 | 450.00 | 300.00 | 0.00 | 988.77 | 1738.77 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) PMAY MIS attachment is 89.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/65 | Arni Municipal Council | 579 | 868.50 | 579.00 | 0.00 | 2417.33 | 3864.83 | 6.68 | 1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. 2. some plot size are below 30. sqm even some are below 15.00 sqm Co/ MC must comment and also submit certificate mentioning are plot are buildable and municipal council shall give building permission to all plot. PMAY MIS attachment is 30.22% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/66 | Darwaha Municipal Council | 223 | 334.50 | 223.00 | 0.00 | 806.850 | 1364.35 | 6.12 | 1. Beneficiary list should be submitted in prescribed format. 2. All documents like city profile, DP sheet, sample documents of respective beneficiaries should be certified by Chief Officer. 3. PMAY MIS attachment is 0.00% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/67 | Shirur Kasar Nagar Panchayat | 217 | 325.50 | 217.00 | 0.00 | 562.03 | 1104.53 | 5.09 | 1. Point of "in case of BLC, it is to certify that the land is owned by beneficiary and monitor the progress through Geo Tagged Photographs. 2. the project implemented period is take 24 months which beyond project end period i.e. March 2022. 3. Municipal engineer stamp and name endorsement is not given on plan, estimate, quarry chart, etc. 4. Draft DP plan is not signed by Municipal engineer as well as CO/Nagar panchayat. 5. estimates plans are not signed by CO/ Nagar panchayat. 6. In sample document of beneficiary, the 7/12 extract is not attached, co should confirm the ownership and location lies is under residential zone. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |
| 28/68 | Malkapur Municipal Council | 350 | 525.00 | 350.00 | 0.00 | 1153.62 | 2028.62 | 5.80 | 1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed). 2. Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 20.00 sqm, in such case CO/Municipal council may verify and comment about the possibility of building plans approval. PMAY MIS attachment is 94.86 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. |

| 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 |
|--------|-----------------------------|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|---|
| 28/69 | Dhule Municipal Corporation | 250 | 375.00 | 250.00 | 0.00 | 978.39 | 1603.39 | 5.74 To 6.28 | <p>1.DP plan and google map are not attached with DPR. submit with beneficiary location marked on it (existing and proposed).</p> <p>2.Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 20.00 sqm, in such case City Engineer, Commissioner / Municipal corporation may verify and comment about the possibility of building plans approval.</p> <p>3. DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM.</p> <p>4. CO/ Municipal Council may ensure PMAY MIS attachment of all beneficiaries as per list given in DPR.</p> <p>5. Cost variation in beneficiary share is not considered as there is variation in construction cost. (rs. 5.73 to rs 6.28) also Actual cost comes to Rs.6.41 lac per DU but in 7C it is given rs. 5.74. to 6.28 lac Commissioner /municipal corporation may comment on this. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. CERTIFICATE REGARDING ALL PLOT BUILTABLE HAS BEEN GIVEN BY COMMISSION DHULE MUNICIPAL CORPORATION</p> |
| 28/70 | Dhule Municipal Corporation | 250 | 375.00 | 250.00 | 0.00 | 911.51 | 1536.51 | 5.22 To 6.28 | <p>1.DP plan and google map are not attached with DPR. submit with beneficiary location marked on it (existing and proposed).</p> <p>2.Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 20.00 sqm, in such case City Engineer, Commissioner / Municipal corporation may verify and comment about the possibility of building plans approval.</p> <p>3. DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM.</p> <p>4. CO/Municipal Council may ensure PMAY MIS attachment of all beneficiaries as per list given in DPR.</p> <p>5. Cost variation in beneficiary share is not considered as there is variation in construction cost. (rs. 5.22 to rs 6.28 lac) also Actual cost comes to Rs.6.15 lac per DU but in 7C it is given rs.5.22. to 6.28 lac Commissioner /municipal corporation may comment on this. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. CERTIFICATE REGARDING ALL PLOT BUILTABLE HAS BEEN GIVEN BY COMMISSION DHULE MUN. CORPORATION</p> |

| 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 |
|--------|---------------------------|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|--|
| 28/71 | Chopada Municipal Council | 80 | 120.00 | 80.00 | 0.00 | 299.54 | 499.54 | 5.43 To 6.24 | <p>1.DP plan is not attached with DPR. submit with beneficiary location marked on it (existing and proposed).</p> <p>2. Beneficiary locations are not marked on Google map (existing and proposed).</p> <p>3.Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 20.00 sqm , in such case CO/ Municipal council may verify and comment about the possibility of building plans approval.</p> <p>4.Sample documents of beneficiary are not attached with DPR.</p> <p>5. DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM.</p> <p>6. CO/Municipal Council may ensure PMAY MIS attachment of all beneficiaries as per list given in DPR. 7. cost variation in beneficiary share is not considered as there is variation in construction cost. (rs. 5.43 to rs 6.24) Co /municipal council should comment on this. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.</p> <p>CERTIFICATE REGARDING ALL PLOT BUILTTABLE HAS BEEN GIVEN BY CO/CHOPADA MUNICIPAL COUNCIL</p> |
| 28/72 | Yawal Municipal Council | 112 | 168.00 | 112.00 | 0.00 | 435.69 | 715.69 | 5.47 To 6.59 | <p>1.DP plan and google map are not attached with DPR. submit with beneficiary location marked on it (existing and proposed).</p> <p>2.Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 21.00 sqm , in such case CO / Municipal council may verify and comment about the possibility of building plans approval. 3. DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM.</p> <p>4. CO/Municipal Council may ensure PMAY MIS attachment of all beneficiaries as per list given in DPR.</p> <p>5.Cost variation in beneficiary share is not considered as there is variation in construction cost (Rs. 5.47 to Rs. 6.59 lac), also Actual cost comes to Rs.6.39 lac per DU but in 7C the it is given Rs. 5.47. to Rs. 6.59 lac CO / municipal council may comment on this. Tenements bifurcation should give as per the cost. PMAY MIS attachment is 0.00% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.</p> <p>CERTIFICATE REGARDING ALL PLOT BUILTTABLE HAS BEEN GIVEN BY CO/ YAWAL MUN. COUNCIL</p> |

| 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 |
|--------|-----------------------------|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|---|
| 28/73 | Faizpur Municipal Council | 96 | 144.00 | 96.00 | 0.00 | 373.45 | 613.45 | 5.57 to 6.59 | 1.DP plan are not attached with DPR.submit with beneficiary location marked on it (existing and proposed). 2.Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 20.00 sqm , in such case CO / Municipal council may verify and comment about the possibility of building plans approval. 3. DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM. 4. CO/Municipal Council may ensure PMAY MIS attachment of all beneficiaries as per list given in DPR. 5. Cost variation in beneficiary share is not considered as there is variation in construction cost. (Rs. 5.47 to Rs. 6.59 lac) aslo Actual cost comes to Rs.6.39 lac per DU but in 7C the it is given Rs.5.57 To Rs. 6.59 lac CO/ municipal council may comment on this. Tenements bifurcation should give as per the cost. 6. Beneficiary location are not marked on google map (existing and proposed). PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. CERTIFICATE REGARDING ALL PLOT BUILTABLE HAS BEEN GIVEN BY CO/ FAIZPUR MUN. COUNCIL |
| 28/74 | Kopargaon Municipal Council | 96 | 144.00 | 96.00 | 0.00 | 403.10 | 643.10 | 6.70 | 1. Type of House is not mentioned in details of Beneficiary list. 2. beneficiary list is not certified by CO/MC kopargaon. |
| 28/75 | Karjat Nagar Panchayat | 110 | 165.00 | 110.00 | 0.00 | 347.55 | 622.55 | 5.66 | 1. in annexure 7C of 43 points the cost given and sale price given in Executive summary sheet is not matched.2. Beneficiary locations are not marked on Google map and DP plan (existing and proposed).3. In Beneficiaries detailed list the area given for applicant no 3,4,8,29,39,66,82,106,109 is zero(0), CO/Nagar panchayat may check and revise the list.4.. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting |
| 28/76 | Sillod Municipal Council | 257 | 385.50 | 257.00 | 0.00 | 741.83 | 1384.33 | 5.39 | 1. Executive summary is not attached. 2. cost of construction comes 5.39 but it is mentioned in DPR is 5.13 CO/Municipal council may verify and comment on the same. 3. Sample document of beneficiary is not attached with DPR. 4. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting |
| 28/77 | Hingoli Municipal Council | 188 | 282.00 | 188.00 | 52.55 | 580.92 | 1103.47 | 5.87 | 1. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting |

| 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 |
|--------|-------------------------|---------|----------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------|---|
| 28/78 | Pauni Municipal Council | 175 | 262.50 | 175.00 | 0.00 | 576.71 | 1014.21 | 5.80 | 1. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting |

