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Minutes of the 4th Meeting of SLSMC for PMAY- HFA(U) held on 17th December, 2016.

The 4th Meeting of SLSMC for PMAY-HFA(U) was held at 11.00 a.m. on 17th December, 2016 in the Conference Hall of Chief Secretary's Camp Office at Hyderabad House, Nagpur.

2. The Chief Secretary, and Chairperson SLSMC presided over the 4th Meeting of SLSMC which was attended by the following Members & Special Invitees;

- i) Shri. Sanjay Kumar, Additional Chief Secretary, Housing Department & Member
- ii) Shri. Satish Gavai, Additional Chief Secretary, Environment Department & Member.
- iii) Shri. Manu Kumar Srivastava, Principal Secretary, Revenue & Forest Department & Member.
- iv) Dr. Nitin Kareer, Principal Secretary, Urban Development Department-1 & Member.
- v) Shri Debashish Chakrabarty, Mission Director, PMAY & Member Secretary.
- vi) Shri. S. S. Zende, VP & CEO, MHADA / SLNA & Special Invitee.
- vii) Dr. Deepak Mhaisekar, Chairman NIT, Nagpur & Special Invitee.
- viii) Shri. Shravan Hardikar, Municipal Commissioner, Nagpur & Special Invitee.

3. Shri. D. K. Jain, Additional Chief Secretary, Finance Department & Member, Shri. Sunil Porwal, Additional Chief Secretary, Planning Department, Smt. Manisha Mhaiskar, Secretary, Urban Development Department-2 and Dy. GM, Financial Inclusion, Bank of Maharashtra & Member Secretary, SLBC, Maharashtra could not attend the 4th Meeting of SLSMC.

4. The Member Secretary & Mission Director, PMAY, welcomed the Chief Secretary & Chairperson, SLSMC and all Members present and briefed them about the status of proposals submitted & approved by CSMC.

5. The Member Secretary & Mission Director, PMAY at the outset stated that 25 DPRs had been submitted by SLNA/MHADA for Techno Financial Appraisal in the 2nd meeting of SLAC held at Mumbai on 7th & 8th December, 2016.

6. The Member Secretary & Mission Director, PMAY further stated that 3 DPRs at Agenda Item No.4/2-14, 4/2-21 & 4/2-24 had since been withdrawn by MHADA as their Implementing Agency. Just before the commencement of 4th Meeting of SLSMC another 1 DPR at Agenda No.4/2-25 stood withdrawn by MHADA as its Implementing Agency & therefore remaining 21 DPRs have been placed for consideration in the 4th SLSMC Meeting. Before start of deliberations on the Agenda Items, the Chief Secretary & Chairperson SLSMC specifically enquired whether all 21 DPRs proposed for consideration in the 4th SLSMC Meeting are on the lands which are in 'Residential Zones' as per sanctioned 'Development Plans' or 'Regional Plans' and further directed that no DPR should be proposed by any Implementing Agency which are under any 'Non-Residential / Other Reservations'. Chairman, NIT & so also VP & CEO, MHADA thereupon

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submitted that all their DPRs are on the lands included in "Residential Zones" of sanctioned 'Development Plans' or 'Regional Plans'.

Agenda Item No.	Agenda Items	Nature of Decisions	Action Points	Officers Concerned
1	2	3	4	5
4/1	Confirmation of Minutes of 3rd SLSMC Meeting held on 28.09.2016.	Minutes of 3 rd SLSMC Meetings held at Mumbai on 28 th September 2016 were confirmed without any Modification / Change.	ATRs to be submitted by all Implementing Agencies to SLNA/MHADA and to Mission Director, PMAY.	Municipal Commissioners & Chief Officers in respect of their DPRs and VP & CEO/ MHADA in respect of their DPRs
4/2	25 DPRs under AHP for consideration and approval of SLSMC. 25 DPRs submitted by MHADA/SLNA had been placed for Techno-Financial Appraisal of SLAC in its 2 nd meeting held at Mumbai on 7 th & 8 th Dec., 2016. The Observations/Comments of SLAC were forwarded to MHADA/SLNA on 09.12.2016 for compliances to be got done by respective Implementing Agencies before submission of DPRs for consideration of SLSMC. SLSMC was informed by Member Secretary & Mission Director, PMAY that since MHADA as Implementing Agency has withdrawn 4 DPRs the remaining 21			

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	<p>DPRs out of 25 DPRs appraised by SLAC in its 2nd Meeting held at Mumbai on 7th, 8th December 2016 be considered as included in Agenda Item No.4/2 for the 4th Meeting of SLSMC.</p> <p>The 4 DPRs which have been withdrawn by MHADA as Implementing Agency & deleted from the Agenda Item No.4/2 were;</p> <table><tr><th>Agenda Item. Sr. No.</th><th>Location</th><th>EWS DUs</th></tr><tr><td>4/2-14</td><td>Satara</td><td>1376</td></tr><tr><td>4/2-21</td><td>Vita</td><td>78</td></tr><tr><td>4/2-24</td><td>Bhokar</td><td>136</td></tr><tr><td>4/2-25</td><td>Nanded</td><td>192</td></tr><tr><td colspan="2">Total :</td><td>1782</td></tr></table> <p>The summary of 21 DPRs submitted by NIT & MHADA as Implementing Agencies & which remain included in the Agenda Item No.4/2 were :-</p> <table><tr><th>Implementing Agency</th><th>No. of DPR</th><th>EWS DUs</th></tr><tr><td>NIT, Nagpur</td><td>02</td><td>1268</td></tr><tr><td>MHADA</td><td>19</td><td>7470</td></tr><tr><td>Total :</td><td>21</td><td>8738</td></tr></table> <p>Member Secretary & Mission Director, PMAY further submitted that on the basis of the Techno-Financial Appraisal done by SLAC in its 2nd Meeting held</p>	Agenda Item. Sr. No.	Location	EWS DUs	4/2-14	Satara	1376	4/2-21	Vita	78	4/2-24	Bhokar	136	4/2-25	Nanded	192	Total :		1782	Implementing Agency	No. of DPR	EWS DUs	NIT, Nagpur	02	1268	MHADA	19	7470	Total :	21	8738			
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	on 7 th & 8 th December, 2016, the 21 DPRs of NIT & MHADA can be broadly categorized as stated below on the basis of Minor Compliances and Major Compliances to be done on Observations/Comments of SLAC and on the grounds of Transfer of Possession of Lands of State Government to respective Implementing Agencies :																											
	Category -I: DPRs which requires Minor Compliances to be done of Observations / Comments of SLAC (DP Plan, City Level Infra. Connectivity Plan, Sale Price Details etc.).																											
	a) Minor Compliances to be done & Lands are in Possession of Implementing Agencies - 6 DPRs. <table border="1" style="width: 100%;"> <tr> <th>A. Item No.</th><th>Location</th><th>EWS DUs</th></tr> <tr> <td>4/2-1</td><td>Nagpur</td><td>308</td></tr> <tr> <td>4/2-2</td><td>Nagpur</td><td>960</td></tr> <tr> <td>4/2-3</td><td>Hinganghat</td><td>534</td></tr> <tr> <td>4/2-4</td><td>Nagpur</td><td>1571</td></tr> <tr> <td>4/2-7</td><td>Nagpur</td><td>216</td></tr> <tr> <td>4/2-12</td><td>Shrirampur</td><td>216</td></tr> <tr> <td colspan="2">Total :</td><td>3805</td></tr> </table>	A. Item No.	Location	EWS DUs	4/2-1	Nagpur	308	4/2-2	Nagpur	960	4/2-3	Hinganghat	534	4/2-4	Nagpur	1571	4/2-7	Nagpur	216	4/2-12	Shrirampur	216	Total :		3805	SLAC had recommended these 6 DPRs subject to compliance of Observations / Comments to be done by Implementing Agencies and reported to SLNA /MHADA. a) SLSMC took note of the fact that only Minor Compliances of the Observations/ Comments of SLAC had	i) Implementing Agencies i.e. NIT and MHADA to forthwith comply the Observations/ Comments of SLAC. ii) SLNA/ MHADA to ensure compliances of	i) Chairman, NIT ii) VP & CEO/ MHADA iii) SLNO, PMAY / CE-II, MHADA. iv) Mission Director, PMAY
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1	2	3	4	5						
		<p>to be done and reported to SLNA/ MHADA.</p> <p>b) SLSMC taking into consideration that land was already in possession of Implementing Agencies, gave approval to these 6 DPRs for submission through Mission Director, PMAY to CSMC before in its meeting scheduled on 20.12.2016 & without waiting for formal confirmation of minutes of 4th Meeting of SLSMC.</p> <p>c) The SLSMC also decided that as; NIT & MHADA are Parastatal Agencies of the State Government the Sale Price per EWS DUs shall be fixed as per policies of NIT & MHADA & then got approved from SLSMC.</p>	<p>Observations/ Comments of SLAC and submit the DPRs through Mission Directorate, PMAY before next meeting of CSMC scheduled in January 2017.</p>							
	<p>b) Minor Compliances to be made but Lands are not in Possession of Implementing Agencies - 5 DPRs.</p> <table><tr><td>A. Item No.</td><td>Location</td><td>EWS DUs</td></tr><tr><td>4/2-17</td><td>Kagal</td><td>192</td></tr></table>	A. Item No.	Location	EWS DUs	4/2-17	Kagal	192	<p>a) SLSMC took note of the fact that although Minor Compliances of the Observations/ Comments of SLAC had to be done & reported to</p>	<p>i) MHADA Implementing Agency immediately initiate the process of</p>	<p>i) VP & CEO/ MHADA</p> <p>ii) State Level Nodal Officer, PMAY & CE-II, MHADA.</p>
A. Item No.	Location	EWS DUs								
4/2-17	Kagal	192								

Agenda Item No.	Agenda Items			Nature of Decisions	Action Points	Officers Concerned
1	2			3	4	5
	4/2-18	Kagal	144	SLNA/MHADA, Transfer of Possession of Lands of State Government to Implementing Agencies had not been completed. SLSMC thus gave <u>"In Principle"</u> approvals to these 5 DPRs for submission to CSMC through Mission Director, PMAY, only after compliances are reported by SLNA/MHADA & upon actual Transfer of Possession of Lands by the State Government to the Implementing Agencies. However, if any Modification/ Revision is required to be carried out in these 5 DPRs after actual Transfer of Possession of Lands by State Government, it shall also be got ex-post facto ratified by the Implementing Agencies in the next meeting of SLSMC.	Transfer of Possession of the lands from State Government.	iii)Mission Directorate, PMAY
	4/2-20	Kagal	96		ii) SLNA/ MHADA after verification of compliances of Observations/ Comments of SLAC upon actual Transfer of Possession of Lands by State Government to the Implementing Agencies to submit these 5 DPRs to CSMC through Mission Director, PMAY.	
	4/2-22	Hingoli	108			
	4/2-23	Kinwat	64			
	Total :		604			
				b) The SLSMC also decided that since MHADA is Parastatal		

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1	2	3	4	5																					
		Agency of the State Government; the Sale Prices of EWS DUs shall be fixed as per the policies of MHADA & then got approved from <u>SLSMC</u> .																							
	Category -II : DPRs in which require Major Compliances of Observations/ Comments of SLAC (Revision in Estimate with CSR, Verification of layout w.r.t. High Flood Level, Availability of offsite infrastructure etc.)																								
	a) Major Compliances to be made & Lands are in Possession of Implementing Agencies - 5 DPRs <table><tr><td>A. Item No.</td><td>Location</td><td>EWS DUs</td></tr><tr><td>4/2-5</td><td>Chandrapur</td><td>96</td></tr><tr><td>4/2-6</td><td>Chandrapur</td><td>168</td></tr><tr><td>4/2-8</td><td>Gondia</td><td>310</td></tr><tr><td>4/2-9</td><td>Dhule</td><td>352</td></tr><tr><td>4/2-10</td><td>Dhule</td><td>256</td></tr><tr><td colspan="2">Total :</td><td>1182</td></tr></table>	A. Item No.	Location	EWS DUs	4/2-5	Chandrapur	96	4/2-6	Chandrapur	168	4/2-8	Gondia	310	4/2-9	Dhule	352	4/2-10	Dhule	256	Total :		1182	a) SLAC had recommended that these 5 DPRs be revised by the Implementing Agencies and SLNA/ MHADA should verify the Major Compliances of the Observations/ Comments of SLAC. The SLNA/MHADA after due verification of the Major Compliances of the Observations/ Comments of SLAC to thereupon place these 5 DPRs again for final approval of SLAC.	i) Implementing Agency i.e. MHADA to forthwith to comply with Observations/ Comments of SLAC. ii) SLNA/ MHADA to ensure compliances done of Observations/ Comments of SLAC & forthwith	VP & CEO/ MHADA <
A. Item No.	Location	EWS DUs																							
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		<p>b) SLSMC took note of the fact that Major Compliances had to be done by the Implementing Agency of the Observations/ Comments of SLAC although land was in possession of the Implementing Agencies. SLSMC thus gave directions to <u>Implementing Agency viz. MHADA to forthwith comply with the Observations/ Comments of SLAC and the revised DPRs be placed for final approval of SLAC.</u></p> <p>c) SLSMC thus gave "In Principle" approval to these 5 DPRs & further directed that these 5 DPRs be submitted to CSMC through Mission Director, PMAY after their final approval by SLAC. However, if any Modification/ Revision is required to be carried out for these 5 DPRs at the time of final approval by SLAC, it shall also be got ex-post</p>	<p>place the revised DPRs for final appraisal of SLAC.</p> <p>iii) The DPRs after final appraisal by SLAC can be submitted to CSMC through Mission Director, PMAY.</p> <p>iv) The Modifications / Revisions if carried out in these 5 DPRs after final approval of SLAC shall be got ex-post facto ratified by Implementing Agency viz. MHADA in next meeting of SLSMC.</p>	<p>i) SLNO, PMAY & CE-II, MHADA.</p> <p>ii) Mission Director, PMAY</p> <p>Mission Director, PMAY</p>

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		<p>facto ratified by the Implementing Agency in the next meeting of SLSMC.</p> <p>d) SLSMC also directed that as; MHADA is a Parastatal Agency of State Government, the Sale Price of EWS DUs shall be fixed as per the policies of MHADA and then got approved from SLSMC.</p>																							
	<p>b) Major Compliances to be made & Lands are not in possession of Implementing Agencies – 5 DPRs.</p> <table><tr><th>A.Item No.</th><th>Location</th><th>EWS DUs</th></tr><tr><td>4/2-11</td><td>Nashik</td><td>176</td></tr><tr><td>4/2-13</td><td>Nandurbar</td><td>256</td></tr><tr><td>4/2-15</td><td>Phalton</td><td>315</td></tr><tr><td>4/2-16</td><td>Mhaswad</td><td>2112</td></tr><tr><td>4/2-19</td><td>Karmala</td><td>288</td></tr><tr><td colspan="2">Total :</td><td>3147</td></tr></table> <p>Total Category I+II : 21 DPRs (Total 8738 EWS DUs).</p> <p>MD, PMAY requested SLSMC to deliberate upon the 21 DPR's prepared by the Implementing Agencies NIT & MHADA and consider the categorization done on</p>	A.Item No.	Location	EWS DUs	4/2-11	Nashik	176	4/2-13	Nandurbar	256	4/2-15	Phalton	315	4/2-16	Mhaswad	2112	4/2-19	Karmala	288	Total :		3147	<p>a) SLAC had recommended that these 5 DPRs be revised by Implementing Agencies and be submitted to SLNA/MHADA after compliance of Observations/ Comments of SLAC. The SLNA/ MHADA after due verification of the Major Compliances of the Observations/ Comments of SLAC to thereupon place these 5 DPRs again for final approval before SLAC.</p> <p>b) SLSMC took note of the fact that Major</p>	<p>i) Implementing Agency i.e. MHADA immediately initiate the process of Transfer of Possession of the lands from State Government.</p> <p>ii) Implementing Agency i.e. MHADA to forthwith to comply with Observations/ Recommendations of SLAC.</p>	<p>VP & CEO/ MHADA</p> <p>SLNO, PMAY & CE-II, MHADA.</p>
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	basis of Major & Minor compliances of Observations/ Recommendations of SLAC and then decide the modalities for onward submission of DPR's for consideration of CSMC.	<p>Compliances had to be done but there was also issue Transfer of Possession of land of State Govt. to Implementing Agencies and thus gave directions to Implementing Agencies to forthwith comply with Observations/ Comments of SLAC. The SLSMC allowed these 5 DPRs to be submitted to CSMC through Mission Director, PMAY Maharashtra after final approval by SLAC. However, if any Modification/ Revision is required to be carried for these 5 DPRs at the time of final approval by SLAC, it shall also be got ex-post facto ratified by the Implementing Agency in the next meeting of SLSMC.</p> <p>c) The SLSMC also directed that; MHADA is a Parastatal Agency of the State Government the Sale</p>	<p>iii) SLNA/ MHADA to ensure compliances done of Observations/ Comments of SLAC & forthwith place the revised DPRs for final approval of SLAC.</p> <p>iv) The DPRs after final approval of SLAC can be submitted to CSMC through Mission Director, PMAY.</p> <p>v) The Modifications / Revisions if done in these 5 DPRs after submission to CSMC shall be got ex-post facto ratified</p>	<p>i) SLNO, PMAY & CE-II, MHADA.</p> <p>ii) Mission Director, PMAY</p> <p>Mission Director, PMAY</p>

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		Prices of EWS DUs shall be fixed as per the policies of MHADA & then got approved from SLSMC.	by Implementing Agency viz. MHADA in next meeting of SLSMC.																			
	Category -III : Withdrawal of 4 DPRs of MHADA as Implementing Agency; <table><tr><td>A.Item. No.</td><td>Location</td><td>EWS DUs</td></tr><tr><td>4/2-14</td><td>Satara</td><td>1376</td></tr><tr><td>4/2-21</td><td>Vita</td><td>78</td></tr><tr><td>4/2-24</td><td>Bhokar</td><td>136</td></tr><tr><td>4/2-25</td><td>Nanded</td><td>192</td></tr><tr><td colspan="2">Total :</td><td>1782</td></tr></table>	A.Item. No.	Location	EWS DUs	4/2-14	Satara	1376	4/2-21	Vita	78	4/2-24	Bhokar	136	4/2-25	Nanded	192	Total :		1782	SLSMC allowed MHADA as Implementing Agency to withdrawal of these 4 DPRs.	SLSMC directed all Implementing Agencies to strictly ensure that no DPRs are required to be withdrawn after Techno Financial Appraisal have been done by SLAC and under no circumstances any DPR is withdrawn after being submitted for consideration of SLSMC and CSMC.	i) VP & CEO/ MHADA ii) SLNO, PMAY & CE-II, MHADA. iii) Mission Director, PMAY.
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	General Discussions Mission Director, PMAY & Member Secretary appraised the SLSMC that the requirement of Project Finance by MHADA as Implementing Agency for 39 DPRs which are approved by SLSMC & CSMC for construction of 69804 EWS		VP & CEO, MHADA shall ensure Cash Flow Plans are made and submit information through Mission Director, PMAY	VP & CEO /MHADA																		

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	<p>DUs is about 8837.56 Cr. Further it was pointed out that in addition to these PMAY-HFA(U) projects MHADA is also Implementing Agency for several other Redevelopment Projects in Greater Mumbai like Redevelopment of BDD Chawls, Redevelopment of Dharavi Sector-V, Redevelopment of Motilal Nagar No.1, 2 & 3 etc. which involves huge financial investments to be made in the next 5 years or so by MHADA. MHADA has limited option to leverage its assets to generate required Internal Cash Flow through Monetization of Lands etc. as is often done by MMRDA & CIDCO. Hence, to ensure financial closure & time bound completion of the 39 DPRs already approved by SLSCMC & CSMC and also meet its commitments for the large Redevelopment Projects in Greater Mumbai. MHADA as Implementing Agency needs to immediately to draw up 'Cash Flow Plans' based on</p>		in the next meeting of SLSCMC.	

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	realistic 'Schedule of Completion' as would be required of MHADA as a 'Promoter' under Real Estate (R & D) Act, 2016 and therefore MHADA may forthwith explore options for raising required Project Finance through debt/ Other Financial Instruments.			
		<p>SLSMC in its 4th Meeting took the following decisions in respect of 21 DPRs placed for its consideration by Implementing Agencies viz. NIT & MHADA :-</p> <p>i) Approval was given to 6 DPRs (3805 EWS DUs) for further submission to CSMC before its 17th Meeting scheduled on 20.12.2016 without waiting for the formal confirmation of minutes of 4th SLSMC Meeting.</p> <p>ii) 'In Principle Approval' was given to 15 DPRs (4933 EWS DUs) to primarily facilitate</p>		

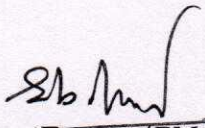
Agenda Item No.	Agenda Items	Nature of Decisions	Action Points	Officers Concerned
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		<p>Transfer of Possession of Land from State Government to the Implementing Agencies and to ensure the need to comply with Observations/ Comments of SLAC during Techno Financial Appraisals of the DPRs.</p> <p>iii) Approval was given for the withdrawal of 4 DPRs by MHADA as Implementing Agency.</p>		

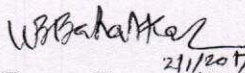
The Chief Secretary & Chairperson SLSMC during the course of the 4th Meeting of SLSMC also reviewed the implementation of DPR's which had been approved by CSMC :-

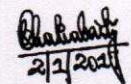
- 1) Chief Secretary & Chairperson SLSMC spoke on telephone to Municipal Commissioners of Amaravati, Akola and Solapur regarding immediate grounding their approved DPR's of BLC & ISSR. The Municipal Commissioners of Akola & Amravati informed the Chief Secretary & Chairperson SLSMC that the work of the DPR's will be started immediately. Municipal Commissioner, Solapur informed the Chief Secretary & Chairperson SLSMC that due to reluctance of the beneficiary Slum Dwellers, the bidding process of the DPR's under ISSR could not be initiated so far but pending issues are being sorted out through further consultations with beneficiary Slum Dwellers of the ISSR. Chief Secretary & Chairperson SLSMC also informed ACS, Housing Department to release the 1st Installment of Subsidies of State & Central Governments.
- 2) Chief Secretary & Chairperson, SLSMC directed that all Implementing Agencies must stringently follow up the 'Scheme Guidelines 2016' of PMAY-HFA(U), issued by MoHUPA, GoI especially in respect of 'Zones/Reservations' for compliant land use under 'Development Plans' & 'Regional Plans' and observe provisions of DCR's approved under MR & TP Act, 1966.

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- 3) Chief Secretary & Chairperson SLSMC directed that all Implementing Agencies must ensure that there is sufficient demand for the DUs to be constructed in their approved DPR's. In case of approved DPR's especially outside the limits of Municipal Corporations but in their 'Notified Surrounding Areas' and in case of all Municipal Councils with population less than 1 lakh independent Demand Assessment vis-a-vis exact location of the DPRs must be done before actual commencement of work by Implementing Agencies.
- 4) Chief Secretary & Chairperson SLSMC also expressed deep concern about the non-occupation of completed DUs under BSUP & IHSDP and directed SLNA/MHADA to ensure occupation is given of all such completed DUs in any case before the end of 31st March, 2017.

The 4th Meeting of SLSMC ended with vote of thanks to the Chief Secretary & Chairperson, SLSMC & all Members by Mission Director, PMAY & Member Secretary, SLSMC.


Engg. Expert/PMAY
21/12/17


Engg. Expert/PMAY
21/12/17


Mission Director/PMAY