

Date: 29 / 05 / 2025

Office Note


Subject: PMAY(U) 2.0 – HFA, Minutes of 1st SLSCM Meeting

The 1st SLSCM meeting for PMAY(U) 2.0 was held on 29th May 2025, in the in the Meeting Hall, CS office, Mantralaya, Mumbai.

The meeting was attended by the following members of the SLSCM.

1. Smt. Sujata Saunik, Hon'ble Chief Secretary, Government of Maharashtra & Chairman SLSCM/PMAY (U).
2. Smt. Valsa Nair Singh, Additional Chief Secretary, Housing Department and Member
3. Shri. Aseem Kumar Gupta, Principal Secretary, Urban Development -1 and Member
4. Shri. Saurabh Vijay, Principal Secretary, Finance
5. Smt. Kundan, Principal Secretary, Labour
6. Shri. Sanjeev Jaiswal, VP & CEO MHADA & Mission Director PMAY (U) and Member Secretary
7. Shri. Ajit Kawade, Deputy Secretary, Housing Department, Chief Officer, State PMU & Mission Director PMAY(U) 2.0

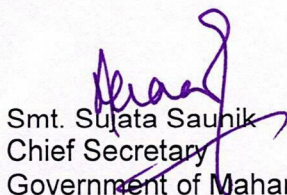
The Minutes are submitted herewith for approval.



Shri. Ajit Kawade
Member Secretary (SLSCM),
Deputy Secretary, Housing Department,
Mission Director PMAY(U) 2.0,
Chief Officer State PMU



Smt. Valsa Nair Singh
Additional Chief Secretary,
Housing Department
& Chairman, SLSCM/PMAY(U) 2.0



Smt. Sujata Saunik
Chief Secretary
Government of Maharashtra &
Chairman SLSCM/PMAY(U) 2.0

**Minutes of the
1st Meeting of State Level Monitoring and Sanctioning Committee (SLSMC) for
PMAY(U) 2.0 - HFA
29th May 2025**

Table of Contents

Important Observations/Directions of SLSMC _____	4
Details of 219 BLC Projects Proposed for Approval in 1st SLSMC held on 29th May 2025 _____	5
SLSMC recommends 2 AHP proposals with price rectification as per GR dated 26th November 2018 _____	22
Details of 8 AHP/AHP-PPP Projects proposed for Approval in 1st SLSMC held on 29th May 2025 _____	25
Approval of Third Party Quality Monitoring Agency in 1st SLSMC held on 29th May 2025 _____	36
Approval of SOP for Technical Evaluation of AHP-PPP/ AHP-JV (Private Land) Projects in 1st SLSMC held on 29th May 2025 _____	37

Minutes of the 1st meeting of State Level Sanctioning and Monitoring Committee (SLSMC) for PMAY(U) 2.0- HFA held on 29th May 2025

The minutes are as follows:

Important Observations/Directions of SLSMC
The proposed 219 BLC projects are recommended for the approval of the CSMC.
SLSMC recommends 2 AHP proposals with price rectification as per GR dated 26th November 2018.
The proposed 8 AHP/AHP-PPP projects are recommended for the approval of the CSMC.
SLSMC approved Veermata Jijabai Technological Institute (VJTI) as TPQMA for PMAY (U) 2.0.
SLSMC approved SOP for Technical Evaluation of AHP-PPP/ AHP-JV (Private Land) Projects.
SLSMC recommends that the performance of the Pradhan Mantri Awas Yojana (Urban) 2.0 scheme by all implementing agencies, including the respective Commissioners, Chief Executive Officers, Chief Officers, Collectors, and Managing Directors, shall be linked with their annual Key Result Areas (KRA) and individual performance appraisals.
SLSMC recommends that officers demonstrating exemplary performance in the implementation of the scheme shall be acknowledged and appropriately rewarded.

After complying with the instructions of SLSMC, the committee decided to recommend the proposal of projects for approval of the CSMC.

The projects for 1st meeting of SLSCMC and discussions and appraisal are as below: -

Details of 219 BLC Projects Proposed for Approval in 1st SLSCMC held on 29th May 2025

Sr.No.	District Name	City Name	Project Name	Total DUs	Project Cost (in Rupees Lakh)	Central Share (in Rs lakhs)	State Share (in Rs lakhs)	ULB Share (in Rs lakh)	Beneficiary Share (in Rs lakhs)
1	Ahilyanagar	Ahmadnagar, Municipal Corporation	Construction of 41 Dus Under BLC Component of PMAY 2.0	41	266.5	61.5	41	0	164
2	Ahilyanagar	Kopargaon, Municipality	Construction Of 53 BLC EWS DUs At Kopargaon Municipal Council Under PMAY 2.0	53	344.5	79.5	53	0	212
3	Ahilyanagar	Nevasa, Town Panchayat	Construction of 44 Dus Under BLC Component Of PMAY 2.0	44	286	66	44	0	176
4	Ahilyanagar	Shevgaon, Municipality	Construction of 39 Dus Under BLC Component of PMAY 2.0	39	253.5	58.5	39	0	156
5	Ahilyanagar	Shrirampur, Municipality	Construction of 58 Dus Under BLC Component of PMAY 2.0	58	377	87	58	0	232
6	Akola	Akot, Municipality	Construction of 110 DUS	110	715	165	110	0	440
7	Akola	Barshitakli, Town Panchayat	Construction of 197 Dus Under BLC Component of PMAY 2.0	197	1280.5	295.5	197	0	788
8	Akola	HIWARKHED, TOWN PANCHAYAT	Construction of 59 DUS	59	383.5	88.5	59	0	236
9	Akola	Murtijapur, Municipality	Construction of 100 DUS	100	650	150	100	0	400

10	Akola	Patur, Municipality	Construction of 313 DUS	313	2034.5	469.5	313	0	1252
11	Akola	Telhara, Municipality	Construction of 65 DUs	65	422.5	97.5	65	0	260
12	Amravati	Achalpur, Municipality	Construction of 411 DUs under BLC PMAY 2.0 Phase 1	411	2671.5	616.5	411	0	1644
13	Amravati	Amravati, Municipal Corporation	Dpr 1 Construction of 151 Dus	151	981.5	226.5	151	0	604
14	Amravati	Anjangaon, Municipality	DU Construction Of 81 Beneficiary	81	526.5	121.5	81	0	324
15	Amravati	Dattapur Dhamangaon, Municipality	Construction of 32 Dus	32	208	48	32	0	128
16	Amravati	Dharni, Town Panchayat	Constriction Of 179 Dus	179	1163.5	268.5	179	0	716
17	Amravati	Morshi, Municipality	Construction of 80 DUs under BLC PMAY 2.0 Phase 1	80	520	120	80	0	320
18	Amravati	Nandgaon Khandeshwar, Town Panchayat	Construction of 182 DuS	182	1183	273	182	0	728
19	Amravati	Tivasa, Town Panchayat	Construction of 43 DUs under BLC PMAY 2.0 Phase 1	43	279.5	64.5	43	0	172
20	Aurangabad	Khuldbad, Municipality	Construction of 184 Dus Under BLC Component of PMAY 2.0	184	1196	276	184	0	736
21	Aurangabad	Paithan, Municipality	Construction of 59 Dus Under BLC Component of PMAY 2.0	59	383.5	88.5	59	0	236
22	Aurangabad	Sillod, Municipality	Construction of 34 Dus Under BLC Component of PMAY 2.0	34	221	51	34	0	136
23	Aurangabad	Vaijapur, Municipality	construction of 123 EWS Houses under PMAY scheme	123	799.5	184.5	123	0	492
24	Bhandara	Bhandara, Municipality	Construction Of 40 DUs	40	260	60	40	0	160

25	Bhandara	Lakhani, Town Panchayat	Construction of 78 Dus under BLC component of PMAY 2.0 Phase 1	78	507	117	78	0	312
26	Bhandara	Lankhadur, Town Panchayat	Construction of 33 Dus under BLC component of PMAY 2.0 Phase 1	33	214.5	49.5	33	0	132
27	Bhandara	Mohadi, Town Panchayat	Construction of 173 DUs	173	1124.5	259.5	173	0	692
28	Bhandara	Pauni, Municipality	Contruction of 127 Dus under BLC COMPONENT OF PMAY2.0Phase1	127	825.5	190.5	127	0	508
29	Bhandara	Tumsar, Municipality	Construction of 125 Dus under BLCcomponent of PMAY 2.0 Phase1	125	812.5	187.5	125	0	500
30	Bid	Ambejogai, Municipality	CONSTRUCTION OF 66 EWS HOUSES UNDER PMAY MC AMBAJOGAI	66	429	99	66	0	264
31	Bid	Bid, Municipality	PMAY(U) 2.0 DPR 1 BLC 203 DUs at M.C BEED DIST.BEED	203	1319.5	304.5	203	0	812
32	Bid	Dharur, Municipality	Construction of 22 Dus Under BLC Component Of PMAY 2.0	22	143	33	22	0	88
33	Bid	Georai, Municipality	CONSTRUCTION OF BLC 187 DUs UNDER PMAY 2.0	187	1215.5	280.5	187	0	748
34	Bid	Kaij, Town Panchayat	Construction of 40 Dus Under BLC Component of PMAY 2.0	40	260	60	40	0	160
35	Bid	Manjlegaon, Municipality	Construction of 66 Du's under BLC vertical of PMAY (U) 2.0 at Majalgaon Municipal Council, Dist. Beed	66	429	99	66	0	264
36	Buldana	Buldana, Municipality	Construction of 30 DUs	30	195	45	30	0	120
37	Buldana	Jalgaon, Municipality	CONSTRUCTION OF 60 HOUSES UNDER PMAY IN JALGAON JAMOD	60	390	90	60	0	240

38	Buldana	Khamgaon, Municipality	32 HOUSES IN ULB KHAMGAON AT VARIOUS LOCATION	32	208	48	32	0	128
39	Buldana	Malkapur-Buldhana, Municipality	Construction of 28 DUS	28	182	42	28	0	112
40	Buldana	Mehkar, Municipality	Construction of 51 DUS	51	331.5	76.5	51	0	204
41	Buldana	Nandura, Municipality	Construction of 48 DUS	48	312	72	48	0	192
42	Buldana	Shegaon, Municipality	DU Construction of 54 Beneficiary	54	351	81	54	0	216
43	Chandrapur	Ballarpur, Municipality	Construction of 33 Dus component of PMAY 2.0 Phase 1	33	214.5	49.5	33	0	132
44	Chandrapur	Bhadravati, Municipality	Construction of 75 DUs at various location in Bhadravati Municipall Council.	51	331.5	76.5	51	0	204
45	Chandrapur	Brahmapuri, Municipality	CONSTRUVATION OF 110EWS UNITS AT VARIOUS LOCATION WITHIN NMC LIMIT	110	715	165	110	0	440
46	Chandrapur	Chimur, Municipality	Construction Of 143 DUs	143	929.5	214.5	143	0	572
47	Chandrapur	Ghugus, Municipality	construction of 21 Dus under BLC component of PMAY2.0 Phase 1	21	136.5	31.5	21	0	84
48	Chandrapur	Korpana, Town Panchayat	Construction of 65 Dus under BLC component of PMAY2.0 Phase 1	65	422.5	97.5	65	0	260
49	Chandrapur	Nagbhid, Municipality	Construction of 83 dus under pmay 2.0 Nagbhid Dist Chandrapur.	83	539.5	124.5	83	0	332
50	Chandrapur	Pombhurna, Town Panchayat	Construction of 58 DUS	58	377	87	58	0	232
51	Chandrapur	Rajura, Municipality	Construction Of 55 DUs	55	357.5	82.5	55	0	220

52	Chandrapur	Sawali, Town Panchayat	Construction of 39 Dus under BLC component of PMAY 2.0 Phase 1	39	253.5	58.5	39	0	156
53	Chandrapur	Sindevahi, Town Panchayat	Construction of 96 Dus under BLC component of PMAY 2.0 Phase 1	96	624	144	96	0	384
54	Chandrapur	Warora, Municipality	Costruction of 62 Dus under BLC component of PMAY 2.0 Phase 1	62	403	93	62	0	248
55	Dhule	Dhule, Municipal Corporation	Construction of 108 Dus Under BLC Component of PMAY 2.0	108	702	162	108	0	432
56	Dhule	Shirpur-Warwade, Municipality	Construction Of 46 Dus under BLC Component Of PMAY 2.0 At Shirpur Warvade Dist Dhule	46	299	69	46	0	184
57	Gadchiroli	Armori, Municipality	Construction of 175 Dus Under BLC Component of PMAY 2.0	175	1137.5	262.5	175	0	700
58	Gadchiroli	Armori, Municipality	Construction of 309 Dus Under BLC Component of PMAY 2.0	309	2008.5	463.5	309	0	1236
59	Gondiya	Amgaon, Municipality	Construction of 68 DUS	68	442	102	68	0	272
60	Gondiya	Goregaon, Town Panchayat	CONSTRUCTION OF 64 DUS	64	416	96	64	0	256
61	Hingoli	Basmath, Municipality	Construction of 128 Dus Under BLC Component of PMAY 2.0	128	832	192	128	0	512
62	Hingoli	Hingoli, Municipality	178 Dus HINGOLI	178	1157	267	178	0	712
63	Hingoli	Kalamnuri, Municipality	Du construction Of 244 beneficiary	244	1586	366	244	0	976
64	Hingoli	Sengaon, Town Panchayat	Construction of 52 Dus Under BLC Component of PMAY 2.0	52	338	78	52	0	208
65	Jalgaon	Amalner, Municipality	CONSTRUCTION OF 48 DUS	48	312	72	48	0	192
66	Jalgaon	Bhadgaon, Municipality	Construction of 36 dus	36	234	54	36	0	144

67	Jalgaon	Bhusawal, Municipality	Construction of 102 Dus Under BLC Component of PMAY 2.0	102	663	153	102	0	408
68	Jalgaon	Bodwad, Town Panchayat	Construction of 55 DUs at various locations in Bodwad Town Panchayat	55	357.5	82.5	55	0	220
69	Jalgaon	Chopda, Municipality	Construction of 22 Dus Under BLC Component Of PMAY 2.0	22	143	33	22	0	88
70	Jalgaon	Dharangaon, Municipality	Construction of 25 DUS Under BLC Component of PMAY 2.0	25	162.5	37.5	25	0	100
71	Jalgaon	Erandol, Municipality	Construction of 30 EWS Dus	30	195	45	30	0	120
72	Jalgaon	Faizpur, Municipality	BLC New 29 Congratulations in Faizpur Municipal Council PMAY 2.0	29	188.5	43.5	29	0	116
73	Jalgaon	Jamner, Municipality	Construction of 55 EWS Under BLC at Various Locations at Jamner Municipal Council	55	357.5	82.5	55	0	220
74	Jalgaon	Jamner, Municipality	Construction of 55 EWS Under BLC at Various Locations in Jamner Municipal Council	55	357.5	82.5	55	0	220
75	Jalgaon	Muktainagar, Town Panchayat	Construction of 40 DUs at various location in Muktainagar Town Panchayat	40	260	60	40	0	160
76	Jalgaon	Pachora, Municipality	PMAY 2.0 PACHORA DPR 80	80	520	120	80	0	320
77	Jalgaon	Parola, Municipality	Construction of 79 Dus Under BLC Component of PMAY 2.0	79	513.5	118.5	79	0	316
78	Jalgaon	Raver, Municipality	Construction of 48 Dus Under BLC Component of PMAY 2.0	48	312	72	48	0	192
79	Jalgaon	Savda, Municipality	Construction of 67 Dus Under BLC Component of PMAY 2.0	67	435.5	100.5	67	0	268
80	Jalgaon	Shendurni, Town Panchayat	Construction of 74 Dus Under BLC Component of PMAY 2.0	74	481	111	74	0	296

81	Jalgaon	Shendurni, Town Panchayat	Construction of 80 Dus Under BLC Component of PMAY 2.0	80	520	120	80	0	320
82	Jalgaon	Varangaon, Municipality	36 BLC New Construction Municipal Council Varangaon PMAY 2.0	36	234	54	36	0	144
83	Jalgaon	Yawal, Municipality	CONSTRUCTION OF 24 DUS UNDER PMAY	24	156	36	24	0	96
84	Jalna	Ghansavangi, Town Panchayat	Construction of 21 Dus Under BLC Component of PMAY 2.0	21	136.5	31.5	21	0	84
85	Jalna	Mantha, Town Panchayat	Construction of 172 Dus Under BLC Component of PMAY 2.0	172	1118	258	172	0	688
86	Kolhapur	Gadhinglaj, Municipality	Construction of 18 EWS DUs under BLC component of PMAY 2.0 at various location in Gadhinglaj Municipal Council Dist Kolhapur	18	117	27	18	0	72
87	Kolhapur	Hatkanangale., Town Panchayat	Construction of 50 Dus Under BLC Component of PMAY 2.0	50	325	75	50	0	200
88	Kolhapur	Jaysingpur, Municipality	Construction of 41 DUs under BLC Component of PMAY(U)2.0 at Jaysingpur Municipal Council, Dist. Kolhapur DPRState 1	41	266.5	61.5	41	0	164
89	Kolhapur	Kagal, Municipality	DPR No.1 Construction of 20DUs under BLC component of PMAY(U)2.0 at Kagal Municipal Council , Dist. Kolhapur	20	130	30	20	0	80
90	Kolhapur	Kolhapur, Municipal Corporation	DPR1 45 EWS Beneficiary	45	292.5	67.5	45	0	180
91	Kolhapur	Kurundvad, Municipality	Construction of 46 DUS	46	299	69	46	0	184

92	Kolhapur	Malkapur-Kolhapur, Municipality	BLC Project for construction of 38 EWS houses at Malkapur,kolhapur,maharashtra	38	247	57	38	0	152
93	Kolhapur	Panhala, Municipality	Construction of 7 DUS	7	45.5	10.5	7	0	28
94	Kolhapur	Shirol, Municipality	Construction of 75 DUs under BLC Component Of PMAY(U)2.0 at Shirol Municipal Council,Dist.Kolhapur DPR 1	75	487.5	112.5	75	0	300
95	Kolhapur	Vadgaon Kasba, Municipality	Construction of 14 DUS	14	91	21	14	0	56
96	Kolhapur	Vadgaon Kasba, Municipality	Construction of 153 DUS	153	994.5	229.5	153	0	612
97	Latur	Ahmadpur, Municipality	Construction of 32 DUS	32	208	48	32	0	128
98	Latur	Ausa, Municipality	Construction of 147 Dus Under BLC Component of PMAY 2.0	147	955.5	220.5	147	0	588
99	Latur	Chakur, Town Panchayat	Construction of 28 Dus Under BLC Component of PMAY 2.0	28	182	42	28	0	112
100	Latur	Chakur, Town Panchayat	Construction Of 95 Dus Under BLC Component of PMAY 2.0	95	617.5	142.5	95	0	380
101	Latur	Devani, Town Panchayat	Construction of 121 DUS Under BLC Component of PMAY 2.0	121	786.5	181.5	121	0	484
102	Latur	Nilanga, Municipality	BLC DPR 1st EWS 62 DUs MC NILANGA	62	403	93	62	0	248
103	Latur	Shirur-Anantpal, Town Panchayat	Construction of 79 Dus Under BLC Component of PMAY 2.0	79	513.5	118.5	79	0	316
104	Nagpur	GODHANI, TOWN PANCHAYAT	Construction of 31 DUs Under BLC	31	201.80163	46.5	31	0	124.30163
105	Nagpur	Kamptee, Municipality	NEW CONSTRUCTION OF 70 DUS	70	455	105	70	0	280
106	Nagpur	Katol, Municipality	Construction of 75 DUS	75	487.5	112.5	75	0	300

107	Nagpur	Mahadula, Town Panchayat	Construction of 54 DUS	54	351	81	54	0	216
108	Nagpur	Mouda, Town Panchayat	Construction of 101 EWS Dus at Nagar Panchayat Mouda Dist Nagpur	101	656.5	151.5	101	0	404
109	Nagpur	Nagpur Municipal Corporation	Construction of 210 DUS	210	1365	315	210	0	840
110	Nagpur	Parshivani, Town Panchayat	Construction of 126 DUs	126	819	189	126	0	504
111	Nagpur	Umred, Municipality	Construction of 126 DUS	126	819	189	126	0	504
112	Nagpur	Wanadongri, Municipality	Construction of 62 DUs	62	403	93	62	0	248
113	Nanded	Ardhapur, Town Panchayat	Construction of 90 EWS BLC Dus Under PMAY 2.0	90	585	135	90	0	360
114	Nanded	Bhokar, Municipality	Construction Of 40 EWS BLC DUs Under PMAY 2.0	40	260	60	40	0	160
115	Nanded	Bhokar, Municipality	Construction Of 50 EWS BLC DUs Under PMAY 2.0	50	325	75	50	0	200
116	Nanded	Biloli, Municipality	Construction of 68 EWS Houses under pmay 2.o	68	442	102	68	0	272
117	Nanded	Deglur, Municipality	Construction of 50 Dus Under BLC Component of PMAY 2.0	50	325	75	50	0	200
118	Nanded	Dharmabad, Municipality	Construction Of 84 EWS Houses Under PMAY 2.0	84	546	126	84	0	336
119	Nanded	Hadgaon, Municipality	Construction of 98 EWS Houses Under PMAY 2.0	98	637	147	98	0	392
120	Nanded	Himayatnagar, Town Panchayat	Construction of 43 Dus Under BLC Component of PMAY 2.0	43	279.5	64.5	43	0	172
121	Nanded	Kandhar, Municipality	Construction of 44Dus	44	286	66	44	0	176
122	Nanded	Kinwat, Municipality	Construction of 67 DUs	67	435.5	100.5	67	0	268

123	Nanded	Kundalwadi, Municipality	Construction of 93 Dus Under BLC Component of PMAY 2.0	93	604.5	139.5	93	0	372
124	Nanded	Mahur, Town Panchayat	Construction Of 70 EWS Houses Under PMAY 2.0	70	455	105	70	0	280
125	Nanded	Mudkhed, Municipality	BLC Construction of 73 Dus Under PMAY 2.0	73	474.5	109.5	73	0	292
126	Nanded	Mukhed, Municipality	Construction of 83 EWS BLC DUs Under PMAY 2.0	83	539.5	124.5	83	0	332
127	Nanded	Naigaon, Town Panchayat	Construction of 52 DUs	52	338	78	52	0	208
128	Nanded	Peth Umri, Municipality	Construction Of 92 DUs Under PMAY 2.0	92	598	138	92	0	368
129	Nandurbar	Nawapur, Municipality	Construction of 22 Dus Under BLC Component of PMAY 2.0 AT Navapur dist. Nandurbar	22	143	33	22	0	88
130	Nandurbar	Shahade, Municipality	Construction of 65 DUS EWS Houses under PMAY BLC Scheme	65	422.5	97.5	65	0	260
131	Nashik	Deola, Town Panchayat	Construction of 37 EWS Dus Under BLC PMAY 2.0	37	240.5	55.5	37	0	148
132	Nashik	Niphad, Town Panchayat	Construction of 34 Dus Under BLC Component of PMAY 2.0	34	221	51	34	0	136
133	Nashik	Satana, Municipality	Constrction of 44 EWS Dus Under BLC PMAY 2.0 Various Locations in Satana Dist Nashik	44	286	66	44	0	176
134	Nashik	Surgana, Town Panchayat	Construction of 69 Dus Under BLC Component of PMAY 2.0	69	448.5	103.5	69	0	276
135	Nashik	Trimbak, Municipality	Construction of 35 EWS Dus Under BLC PMAY 2.0 Phase I Various Locations in Trimbak Dist Nashik	35	227.5	52.5	35	0	140
136	Osmanabad	Kalamb, Municipality	Construction of 111 Dus Under BLC Component of PMAY 2.0	111	721.5	166.5	111	0	444

137	Osmanabad	Lohara, Town Panchayat	Construction of 100 Dus Under BLC Component of PMAY 2.0	100	650	150	100	0	400
138	Osmanabad	Murum, Municipality	PMAY 2.0 DPR 6 BLC 106 DUS UNDER PMAY	106	689	159	106	0	424
139	Osmanabad	Naldurg, Municipality	Construction of 94 Dus Under BLC Component of PMAY 2.0	94	611	141	94	0	376
140	Osmanabad	Tuljapur, Municipality	PMAY 2 DPR 6 BLC 107 DUs at MC TULJAPUR	107	695.5	160.5	107	0	428
141	Osmanabad	Umarga, Municipality	Construction of 119 Duls Under BLC Component of PMAY 2.0	119	773.5	178.5	119	0	476
142	Parbhani	Gangakhed, Municipality	Construction of 261 Dus Under BLC Component of PMAY 2.0	261	1696.5	391.5	261	0	1044
143	Parbhani	Jintur, Municipality	Construction of 158 Dus Under BLC Component of PMAY 2.0	158	1027	237	158	0	632
144	Parbhani	Manwath, Municipality	CONSTRUCTION OF (DPR 7) 200 DUs UNDER BLC COMPONENT PMAY 2.0 AT MUNICIPAL COUNCIL MANWAT DIST PARBHANI	200	1300	300	200	0	800
145	Parbhani	Parbhani, Municipal Corporation	Construction of 200 Dus Under BLC Component of PMAY 2.0	200	1300	300	200	0	800
146	Parbhani	Purna, Municipality	Construction of 126 Dus Under BLC Component of PMAY 2.0	126	819	189	126	0	504
147	Parbhani	Sonpeth, Municipality	Construction of 128 Dus Under BLC Component of PMAY 2.0	128	832	192	128	0	512
148	Pune	Baramati, Municipality	Construction of 152 Dus Under BLC Component of PMAY 2.0	152	988	228	152	0	608
149	Pune	Baramati, Municipality	Constrution of 78 Dus Under BLC Component of PMAY 2.0	78	507	117	78	0	312
150	Pune	Indapur, Municipality	Construction of 21 Dus Under BLC Component of PMAY 2.0	21	136.5	31.5	21	0	84
151	Pune	Jejuri, Municipality	Construction of 25 Dus Under BLC Component of PMAY 2.0	25	162.5	37.5	25	0	100

152	Pune	Junnar, Municipality	Construction of 30 Dus Under BLC Component of PMAY 2.0	30	195	45	30	0	120
153	Pune	Lonavala, Municipality	DU Construction of 23 Beneficiary	23	149.5	34.5	23	0	92
154	Pune	Malegaon Budruk, Town Panchayat	Construction of 22 Dus	22	143	33	22	0	88
155	Pune	Sasvad, Municipality	Construction of 79 Dus Under BLC Component of PMAY 2.0	79	513.5	118.5	79	0	316
156	Pune	Talegaon Dabhade, Municipality	CONSTRUCTION OF 15 DUS	15	97.5	22.5	15	0	60
157	Raigarh	Pali, Town Panchayat	Construction of 92 Dus Under BLC Component of PMAY 2.0	92	598	138	92	0	368
158	Sangli	Ashta, Municipality	Construction of 43 EWS houses under PMAY 2.0 scheme	43	279.5	64.5	43	0	172
159	Sangli	Jath, Municipality	Construction of 47 EWS Houses Under PMAY 2.0 Scheme At Jath City Dist Sangli	47	305.5	70.5	47	0	188
160	Sangli	Jath, Municipality	Construction of 49 EWS Houses Under PMAY 2.0 Scheme At Jath City Dist Sangli	49	318.5	73.5	49	0	196
161	Sangli	Kadegaon, Town Panchayat	Construction of 23 Dus Under PMAY 2.0	23	149.5	34.5	23	0	92
162	Sangli	Kavthemahankal, Town Panchayat	Construction of 52Dus under BLC Component o PMAY(U) 2.0 at Kavathemahankal, Tal Kavthemahankal Dist Sangli	52	338	78	52	0	208
163	Sangli	Khanapur, Town Panchayat	Construction of 26 DUs	26	169	39	26	0	104
164	Sangli	Palus, Municipality	Construction of 70Dus Under BLC Project	70	455	105	70	0	280

165	Sangli	Sangli-Miraj Kupwad, Municipal Corporation	Construction of 50 DUS	50	325	75	50	0	200
166	Sangli	Sangli-Miraj Kupwad, Municipal Corporation	Construction of 52 DUS	52	338	78	52	0	208
167	Sangli	Tasgaon, Municipality	BLC CONSTRUCTION OF 51 DUS	51	331.5	76.5	51	0	204
168	Sangli	Uran Islampur, Municipality	Beneficiary Led Construction Of 56 DUS under PMAY	56	364	84	56	0	224
169	Sangli	Vita, Municipality	Construction of 54 EWS houses under PMAY scheme	54	351	81	54	0	216
170	Satara	Dahiwada, Town Panchayat	Construction of 14 DUs Under PMAY (U) 2.0 in Dahiwadi Nagarapanchayat Dahiwadi	14	91	21	14	0	56
171	Satara	Karad, Municipality	Construction of 53 DUS Under PMAY 2.0	53	344.5	79.5	53	0	212
172	Satara	Koregaon, Town Panchayat	Construction of 18 Dus Under BLC Componet of PMAY 2.0	18	117	27	18	0	72
173	Satara	Lonand, Town Panchayat	Construction of 12 Dus Under BLC Component of PMAY 2.0	12	78	18	12	0	48
174	Satara	Medha, Town Panchayat	Construction of 11 Dus Under BLC Component of PMAY 2.0	11	71.5	16.5	11	0	44
175	Satara	Mhaswad, Municipality	Construction of 38 DUs Under PMAY (U) 2.0 in Mhaswad Municipal Council	38	247	57	38	0	152
176	Satara	Phaltan, Municipality	Construction Of 51 DUs	51	331.5	76.5	51	0	204
177	Satara	Rahimatpur, Municipality	Construction of 30DUS under PMAY 2.0 PMAY	30	195	45	30	0	120

178	Satara	Waduj, Town Panchayat	Construction of 34 DUs Under PMAY(U)2.0 in Waduj Nagarpanchayat Waduj	34	221	51	34	0	136
179	Satara	Wai, Municipality	Construction of 38DUs Under PMAY (U)2.0 in Wai Municipal Council	38	247	57	38	0	152
180	Sindhudurg	Kasai Dodamarg, Town Panchayat	Construction of 28 EWS houses under PMAY scheem	28	182	42	28	0	112
181	Sindhudurg	Vengurla, Municipality	Construction of 104 Dus Under BLC of PMAY 2.0	104	676	156	104	0	416
182	Solapur	Akkalkot, Municipality	BLC Construcation of 34 EWS houses under PMAY 2.0 DPR 1	34	221	51	34	0	136
183	Solapur	Barshi, Municipality	DPR 1 CONSTRUCTION OF 124 BLC HOUSES BARSHI MUNICIPAL COUNCIL	124	806	186	124	0	496
184	Solapur	Dudhani, Municipality	Construction Of 68 Dus at Dudhani Municipal Council.	68	442	102	68	0	272
185	Solapur	Karmala, Municipality	Construction of 60 Dus Under BLC Component of PMAY 2.0	60	390	90	60	0	240
186	Solapur	Kurduvadi, Municipality	construction of 27 DUS	27	175.5	40.5	27	0	108
187	Solapur	Madha, Town Panchayat	Construction of 26 Houses Under BLC vertical of PMAY 2.0 for Madha nagar panchayat, Dist Solapur	26	169	39	26	0	104
188	Solapur	Madha, Town Panchayat	Construction of 53 Dus Under BLC Component of PMAY 2.0	53	344.5	79.5	53	0	212
189	Solapur	Maindargi, Municipality	Construction of 65 DUs	65	422.5	97.5	65	0	260
190	Solapur	Mangalvedhe, Municipality	DPR 1 CONSTRUCTION OF 72 BLC HOUSES MANGALVEDHE MUNICIPAL COUNCIL	72	468	108	72	0	288
191	Solapur	Mohol, Municipality	Construction of 35 Dus Under BLC Component of PMAY 2.0	35	227.5	52.5	35	0	140

192	Solapur	Natepute, Town Panchayat	Construction Of 38 Dues	38	247	57	38	0	152
193	Solapur	Pandharpur, Municipality	Construction of 46 Dus Under BLC Component of PMAY 2.0	46	299	69	46	0	184
194	Solapur	Sangole, Municipality	DPR for Construction 38 EWS Houses under Beneficiary Led Construction under Pradhan Mantri Awas Yojana (Urban) 2.0	38	247	57	38	0	152
195	Solapur	Solapur, Municipal Corporation	Construction of 30 Dues Under PMAY 2.0 BLC Component at Solapur Corporation ara Limis	30	195	45	30	0	120
196	Solapur	Solapur, Municipal Corporation	Construction of 1 Dues under PMAY 2.0 in BLC Category in Solapur City	1	6.5	1.5	1	0	4
197	Wardha	Arvi, Municipality	Du construction 208 benificary in arvi municipal council under pmay2.0	208	1352	312	208	0	832
198	Wardha	Deoli, Municipality	CONSTRUCTON OF 70 DUS	70	455	105	70	0	280
199	Wardha	Hinganghat, Municipality	Construction Of 168 Dus Under BLC PMAY (U) at Hinganghat Muncipal Council Dist Wardha	168	1092	252	168	0	672
200	Wardha	Seloo, Town Panchayat	construction of 64 DUS	64	416	96	64	0	256
201	Washim	Karanja, Municipality	Construction Of 122 DUs	122	793	183	122	0	488
202	Washim	Malegaon Jahangir, Town Panchayat	Construction of 49 DUs	49	318.5	73.5	49	0	196
203	Washim	Mangrulpir, Municipality	Construction of 66 DUs	66	429	99	66	0	264
204	Washim	Manora, Town Panchayat	Construction of 43 DUs	43	279.5	64.5	43	0	172

205	Washim	Risod, Municipality	Construction of 55 DUs	55	357.5	82.5	55	0	220
206	Washim	Washim, Municipality	Construction of 132 DUs	132	858	198	132	0	528
207	Yavatmal	Arni, Municipality	Construction of 390EWS Houses Under PMAY 2.0 Scheme at Municipal Council Arni	390	2535	585	390	0	1560
208	Yavatmal	Bhabulgaon, Town Panchayat	Construction of 121 EWS Houses Under PMAY Scheme At Babhulgaon Nagar Panchayat	121	786.5	181.5	121	0	484
209	Yavatmal	Darwaha, Municipality	Construction of 31 Dus under BLC component of PMAY 2.0 Phase 1	31	201.5	46.5	31	0	124
210	Yavatmal	Darwaha, Municipality	Construction of 47 Dus under BLC component of PMAY 2.0 Phase 1	47	305.5	70.5	47	0	188
211	Yavatmal	Ghatanji, Municipality	Construction of 58 EWS Houses Under PMAY Scheme	58	377	87	58	0	232
212	Yavatmal	Kalamb, Town Panchayat	Construction of 77 Dus under BLC component of PMAY 2.0 Phase 1	77	500.5	115.5	77	0	308
213	Yavatmal	Maregaon, Town Panchayat	Construction of 33 Dus under BLC component of PMAY 2.0 Phase 1	33	214.5	49.5	33	0	132
214	Yavatmal	Pandharkaoda, Municipality	Construction of 41 EWS houses under PMAY 2.0 scheme at municipal council Pandharkawada	41	266.5	61.5	41	0	164
215	Yavatmal	Pusad, Municipality	BLC 2.0 Ist DPR 140 Dus Pusad MC	140	910	210	140	0	560
216	Yavatmal	Ralegaon, Town Panchayat	Constructin of 35 EWS Houses Under PMAY Scheme at Ralegaon Nagar Panchayat	35	227.5	52.5	35	0	140

217	Yavatmal	Umarkhed, Municipality	Construction of 39 EWS Houses Under PMAY 2.0 Scheme At Municipal Council Umarkhed	39	253.5	58.5	39	0	156
218	Yavatmal	Wani, Municipality	Construction of 41 Dus under BLC component of PMAY 2.0 Phase 1	41	266.5	61.5	41	0	164
219	Yavatmal	Yavatmal, Municipality	Construction 151 Houses under BLC Component at various places in Yavatmal Municipal Council Limit	151	981.5	226.5	151	0	604
			Total	16945	110437.302	25461	16974	0	68002.3016

SLSMC Appraisal:

SLSMC recommends approval of above proposed 219 BLC projects to CSMC.

SLSMC recommends 2 AHP proposals with price rectification as per GR dated 26th November 2018

List of 2 AHP Projects for which DPRs have been received:

1. Construction of 352 EWS & 453 LIG Tenements On land bearing S.No 80 and 81 at Village Bhandarli, Taluka & Dist. Thane in Mumbai Metropolitan Region.

A. Basic Information

Component	AHP
Name of Implementing Agency	Konkan Housing & Area Dev. Board, MHADA
Total Project Cost	17866.18 lakhs
EWS Project Cost	9823.31 lakhs
Central Assistance	528.00 lakhs
State Share	352.00 lakhs
Beneficiary Share for EWS units	8943.31 lakhs
Total no. of EWS Dwelling Units	352
Total no. of LIG Dwelling Units	453

B. SLSMC Observations

- 1) The land is in MMR Region
- 2) The land is in Residential Zone.
- 3) The land is owned by Govt. of Maharashtra and is in possession of the Konkan Board, MHADA.
- 4) 12.0 m wide approach road to the project Shown in Layout Plan connecting to 24 m wide DP road.
- 5) Project period is 36 months.
- 6) The estimated cost of EWS of AHP units is Rs 27.90 lacs. (Carpet Area 30.6 SQM ; Payable Built-up area 55.96 sqm,)
The estimated cost of LIG of AHP units is 37.89 lacs (Carpet Area 47.91 SQM)
- 7) ASR rate: Rs 34,000 per sqm
- 8) ASR value of the EWS house : Rs 19,02,640
- 9) Ready reckoner + 20% of EWS house: Rs 22,83,168 (as per GR dated 26th November 2018)

10) The other subsidy amount shall be released as Beneficiary Share only if the following components are applicable: Green Housing Certification Grant, Rooftop Solar Subsidy, Innovative Concept Support grant, and State TIG Subsidy. In case any of these components are not applicable, their corresponding amounts shall be treated as part of the Beneficiary Share.

C. SLSMC Appraisal

SLSMC recommends proposal with price rectification as per GR dated 26th November 2018.

2. Development of residential & commercial building at Mouza-Mahadula, Tal. Koradi, dist. Nagpur.

A. Basic Information

Component	AHP
Name of Implementing Agency	Nagpur Metropolitan Region Development Authority
Project Cost	52361.00 lakhs
Central Assistance	2472.00 lakhs
State Share	1648.00 lakhs
Beneficiary Share for EWS units	48241.00 lakhs
Total no. of EWS Dwelling Units	440
Total no. of LIG Dwelling Units	1184
Commercial	24

B. SLSMC Observations

- 1) The land is in NMR Region
- 2) The documents related land ownership/ Zone not attached.
- 3) Detailed Estimate not attached.
- 4) PMAY Central and State share subsidy is only for EWS Units need to recalculate and resubmit corrected Ann 5b
- 5) DPR need to resubmit with corrected costing and Annexures

- 6) The estimated cost of EWS of AHP units is Rs 23.41 lacs. (Carpet Area 30.23 sq.m. ; Built-up area 35.72 sq.m.)
- 7) The estimated cost of LIG of AHP units is 34.45 lacs (Carpet Area 47.00 sq.m., Built-up area: 56.30 sq.m.)
- 8) ASR rate: Rs 22,080 per sqm
ASR value of the EWS house : Rs. 7,88,697.60
Ready reckoner + 20% of EWS house: Rs. 9,46,437.12 (as per GR dated 26th November 2018)
- 9) The other subsidy amount shall be released as Beneficiary Share only if the following components are applicable: Green Housing Certification Grant, Rooftop Solar Subsidy, Innovative Concept Support grant, and State TIG Subsidy. In case any of these components are not applicable, their corresponding amounts shall be treated as part of the Beneficiary Share.

C. SLSMC Appraisal

SLSMC recommends proposal with price rectification as per GR dated 26th November 2018

Details of 8 AHP/AHP-PPP Projects proposed for Approval in 1st SLSMC held on 29th May 2025

List of 8 AHP/AHP-PPP Projects for which DPRs have been received:

1. Construction of 518 EWS Houses at Mouza – Nari, Kh No. 96/4 Under PMAY (U) 2.0 – AHP Scheme within Nagpur Municipal Corporation Limit.

A. Basic Information

Component	AHP
Name of Implementing Agency	SRA Nagpur
Project Cost	10,102.23 lakhs
Central Assistance	777.00 lakhs
State Share	518.00 lakhs
Beneficiary Share for EWS units	8807.23 lakhs
Total no. of EWS Dwelling Units	518

B. SLSMC Observations

- 1) The Land is Within Municipal Corporation Limits
- 2) The documents related land sale deed have been attached however the complete proof of land ownership still need to be established.
- 3) PMAY Central and State share subsidy is only for EWS Units need to recalculate and resubmit corrected Ann 5b
- 4) DPR need to resubmit with corrected annexure and land ownership documents.
- 5) The estimated cost of EWS - Type 1 of AHP units is Rs 15.33 lacs. (Carpet Area 30.00 sq.m. ; Built-up area 39.87 sq.m.)
The estimated cost of EWS – Type 2 of AHP units is 22.15 lacs (Carpet Area 45.00 sq.m., Built-up area: 57.61 sq.m.)
- 6) ASR rate: Rs 35,160 per sqm
ASR value of the EWS house : Rs.14,01,829.20
Ready reckoner + 20% of EWS house: Rs. 16,82,195.04 (as per GR dated 26th November 2018)
Proposed price of EWS house : Rs 15,33,066

- 7) The other subsidy amount shall be released as Beneficiary Share only if the following components are applicable: Green Housing Certification Grant, Rooftop Solar Subsidy, Innovative Concept Support grant, and State TIG Subsidy. In case any of these components are not applicable, their corresponding amounts shall be treated as part of the Beneficiary Share.

C. SLSMC Appraisal

SLSMC recommends approval of the proposed AHP project to the CSMC.

2. Construction of 8001 EWS Units at GaNO 220 Rohkal, Chakan ,Dist Pune

A. Basic Information

Component	AHP
Name of Implementing Agency	Pune Housing & Area Dev. Board
Project Cost	116094.51 lakhs
Central Assistance	12001.50 lakhs
State Share	8001.00 lakhs
Green housing certification grant from State (500per SqM)	1200.15 lakhs
Roof top solar from state (12000 per DU)	960.12 lakhs
Skill Development Center from State (500 per DU)	40.01 lakhs
TIG Subsidy - Central (1000per SqM)	2400.30 lakhs
TIG Subsidy - State (500 per SqM)	1200.15 lakhs
Beneficiary Share for EWS units	90291.29 lakhs
Total no. of EWS Dwelling Units	8001

B. SLSMC Observations

- 1) The land is in PMRDA Region

- 2) 2) The land is in Afforestation Zone. In proposed PMRDA DP land is under Public Semi Public Zone+ Proposed reservation for public amenity + ODR58 18 Mtr+ 15Mtr DP Road. To implement PMAY project zone of the land will be converted to R zone. Under taking for the same submitted by Chief Officer Pune MHADA.
- 3) The land is owned by Govt. of Maharashtra.
- 4) 18.0 m wide approach road to the project proposed in PMRDA DP.
- 5) Project period is 36 months.
- 6) The estimated cost of EWS of AHP units is Rs 14.51 lakh. (Rera Carpet Area 30. SQM).
Beneficiary Share after Subsidy-11,28,500/-
Ready Reckoner Rate (RR) for Survey No.220 is not available Average cost as per RR rate in vicinity is 14.77 Lakh
- 7) The other subsidy amount shall be released as Beneficiary Share only if the following components are applicable: Green Housing Certification Grant, Rooftop Solar Subsidy, Innovative Concept Support grant, and State TIG Subsidy. In case any of these components are not applicable, their corresponding amounts shall be treated as part of the Beneficiary Share.

C. SLSCMC Appraisal

SLSCMC recommends approval of the proposed AHP project to the CSMC.

3. Construction of 5301 EWS Units at GaNO 117 & 118 Nere, Mulshi, Dist Pune

A. Basic Information

Component	AHP
Name of Implementing Agency	Pune Housing & Area Dev. Board
Project Cost	103422.51 lakhs
Central Assistance	7951.50 lakhs
State Share	5301.00 lakhs
Green housing certification grant from State (500per SqM)	795.15 lakhs
Roof top solar from state (12000 per DU)	636.12 lakhs

Skill Development Center from State (500 per DU)	26.50 lakhs
TIG Subsidy - Central (1000per SqM)	1590.30 lakhs
TIG Subsidy - State (500 per SqM)	795.15 lakhs
Beneficiary Share for EWS units	86326.78 lakhs
Total no. of EWS Dwelling Units	5301

B. SLSCMC Observations

- 1) The land is in PMRDA Region
- 2) As per the certificate issued by the PMRDA on dated 26/05/25 the existing zone of the land is Green Zone & Residential zone + Existing PS+SS+Public Semi-Public zone + 15 m Road for Gat No. 117.Green Zone + Existing PS+SS+Public Semi-Public zone +Propose Reservation no (79 PH) + 15 m Road for Gat No.118
To implement PMAY project zone of the land will be converted to R Zone. Undertaking for the same submitted by Chief Officer Pune MHADA
- 3) The land is owned by Govt. of Maharashtra
- 4) 15.0 m wide approach road to the shown in PMRDA DP.
- 5) Project period is 36 months.
- 6) The estimated cost of EWS of AHP units is Rs 19.51 lakh. (Rera Carpet Area 33.41 SQM).
Beneficiary Share after Subsidy-16,28,500/-
Ready Reckoner Rate(RR) for Survey No.117 & 118 is not available Average cost as per RR rate in vicinity is 21.04 Lakh
- 7) The other subsidy amount shall be released as Beneficiary Share only if the following components are applicable: Green Housing Certification Grant, Rooftop Solar Subsidy, Innovative Concept Support grant, and State TIG Subsidy. In case any of these components are not applicable, their corresponding amounts shall be treated as part of the Beneficiary Share.

C. SLSCMC Appraisal

SLSCMC recommends approval of the proposed AHP project to the CSMC.

4. Construction of 1789 EWS Units, 8 Shops, 6 Skill Center and 23 Industrial Galas at Survey No. 17654, 17657A, 18220, 18221, 18222, 17658 to 17749 Santosh Nagar, Ulhas Nagar-4

A. Basic Information

Component	AHP
Name of Implementing Agency	Ulhasnagar Municipal Corporation
Project Cost	36155.69 lakhs
Central Assistance	2683.50 lakhs
State Share	1789.00 lakhs
Green housing certification grant from State (500per SqM)	268.35
Roof top solar from state (12000 per DU)	214.68
Innovative Concept from State (500 per DU)	8.95
TIG Subsidy - Central (1000per SqM)	536.70
TIG Subsidy - State (500 per SqM)	268.35
Beneficiary Share for EWS units	30386.16 lakhs
Total no. of EWS Dwelling Units	1789

B. SLSMC Observations

- 1) The land is in UMC limit
- 2) Implementing agency for the proposed Affordable Housing Project under PMAY 2.0- AHP at Survey No. 17654, 17657A, 18220, 18221. 1 8222,17658 to 17749 at Santosh Nagar Ulhasnagar - 4, Thane, Maharashtra.2. I-Zone + Resi. + Aarashan No. 195 (SM -332) Education Facility and C Zone Upto50 mtr. From 18 mtr. Road (SM - 510). Aarashan No. 198. F.P-79, Aarashan No.199, EP - 79, Aarashan No. 200, EP- 76, (Site No. 198 Rubic Amenities V.T.S) SiteNo. 199, Health facilities (Health Center) & Site No. 200 Recreational Open are proposed to be Amalgamated & designated as Town Center as per modification of substantial nature sanctioned by the Government under section 31 (1) of MRTTP Act1966.

To implement PMAY project zone of the land will be converted to R Zone. Under taking for the same submitted by Commissioner, UMC

- 3) The land is owned by Govt. of Maharashtra
- 4) 24.0 m wide approach DP Road shown in layout
- 5) Project period is 36 months.
- 6) The estimated cost of EWS of AHP units is Rs 20.21 lakh. (Rera Carpet Area 33.48 SQM)
Beneficiary Share after Subsidy-16,98,500/-
Ready Reckoner Rate (RR) for project land 60400 per SqM
The average cost as per RR rate in vicinity is 23.47 Lakh
- 7) The other subsidy amount shall be released as Beneficiary Share only if the following components are applicable: Green Housing Certification Grant, Rooftop Solar Subsidy, Innovative Concept Support grant, and State TIG Subsidy. In case any of these components are not applicable, their corresponding amounts shall be treated as part of the Beneficiary Share.

C. SLSMC Appraisal

SLSMC recommends approval of the proposed AHP project to the CSMC.

5. Construction of 1316 EWS Units at Survey No.53/5, Mharal, Ulhas Nagar

A. Basic Information

Component	AHP
Name of Implementing Agency	Ulhasnagar Municipal Corporation
Project Cost	26596.36 lakhs
Central Assistance	1974.00 lakhs
State Share	1316.00 lakhs
Green housing certification grant from State (500per SqM)	197.40
Roof top solar from state (12000 per DU)	157.92
Innovative Concept from State (500 per DU)	6.58
TIG Subsidy - Central (1000per SqM)	394.8
TIG Subsidy - State (500 per SqM)	197.4
Beneficiary Share for EWS units	22352.26
Total no. of EWS Dwelling Units	1316

B. SLSMC Observations

- 1) The land is in UMC limit
- 2) The land is in proposed play ground, Educational facilities, hospital, public/Semi-public utility .
To implement PMAY project zone of the land will be converted to R Zone. Under taking for the same submitted by Commissioner, UMC
- 3) The land is owned by Govt. of Maharashtra
- 4) 24.0 m wide approach DP Road shown in layout
- 5) Project period is 36 months.
- 6) The estimated cost of EWS of AHP units is Rs 20.21 lakh. (Rera Carpet Area 33.48 SQM)
Beneficiary Share after Subsidy-16,98,500/-
Ready Reckoner Rate(RR) for project land 73150 per SqM
Average cost as per RR rate in vicinity is 25.84 Lakh
- 7) The other subsidy amount shall be released as Beneficiary Share only if the following components are applicable: Green Housing Certification Grant, Rooftop Solar Subsidy, Innovative Concept Support grant, and State TIG Subsidy. In case any of these components are not applicable, their corresponding amounts shall be treated as part of the Beneficiary Share.

C. SLSMC Appraisal

SLSMC recommends approval of the proposed AHP project to the CSMC.

6. Construction of 1789 EWS Units at Survey No26103,26108, 26189, 26191/A at Prem Nagar Tekdi, Ulhas Nagar-5

A. Basic Information

Component	AHP
Name of Implementing Agency	Ulhasnagar Municipal Corporation
Project Cost	36155.69 lakhs
Central Assistance	2683.50 lakhs

State Share	1789.00 lakhs
Green housing certification grant from State (500per SqM)	268.35 lakhs
Roof top solar from state (12000 per DU)	214.68 lakhs
Innovative Concept from State (500 per DU)	8.95 lakhs
TIG Subsidy - Central (1000per SqM)	536.70 lakhs
TIG Subsidy - State (500 per SqM)	268.35 lakhs
Beneficiary Share for EWS units	30386.17 lakhs
Total no. of EWS Dwelling Units	1789

B. SLSMC Observations

- a. The land is in UMC limit
- b. The land is in proposed play ground, primary school, recreational open space, educational facilities, hospital, public/Semi-public utility .
To implement PMAY project zone of the land will be converted to R Zone. Under taking for the same submitted by Commissioner, UMC
- c. The land is owned by Govt. of Maharashtra
- d. 12.0 m wide approach DP Road shown in layout.
- e. Project period is 36 months.
- f. The estimated cost of EWS of AHP units is Rs 20.21 lakh. (Rera Carpet Area 33.48 SQM)
Beneficiary Share after Subsidy-16,98,500/-
Ready Reckoner Rate (RR) for project land 52800 per SqM
Average cost as per RR rate in vicinity is 23.47 Lakh
- g. The other subsidy amount shall be released as Beneficiary Share only if the following components are applicable: Green Housing Certification Grant, Rooftop Solar Subsidy, Innovative Concept Support grant, and State TIG Subsidy. In case any of these components are not applicable, their corresponding amounts shall be treated as part of the Beneficiary Share.

C. SLSMC Appraisal

SLSMC recommends approval of the proposed AHP project to the CSMC.

7. Construction of 1951 EWS 800 LIG & 800 MIG Units at Survey No 185 Shelu, Dist Raigad

A. Basic Information

Component	AHP-PPP
Name of Implementing Agency	Konkan Housing & Area Dev. Board & Anukarati Homes Pvt. Ltd
Project Cost	42434.25 lakhs
Central Assistance	2926.5 lakhs
State Share	1951.00 lakhs
Green housing certification grant from State (500per SqM)	292.65
Roof top solar from state(12000 per DU) (In Lakhs)	234.12
Innovative Concept (500 per DU)	9.76
TIG Subsidy - Central (1000per SqM)	585.30
TIG Subsidy - State (500 per SqM)	292.65
Beneficiary Share for EWS units	36142.28
Total no. of EWS Dwelling Units	1951

B. SLSMC Observations

- 1) The land is in MMR Region
- 2) The land is in Urban Zone
- 3) The land is owned by Anukarati Homes Pvt Ltd, register documents attached. 7/12 not updated with project proponent name
- 4) 21.0 m wide approach road to the project proposed in layout plan.
- 5) Project period is 36 months.
- 6) Project Proponent receive 74 points out of 100
- 7) The estimated cost of EWS of AHP units is Rs 21.75 lakh. (Rera Carpet Area 30. SQM)

Beneficiary Share after Subsidy-18,52,500/-
Ready Reckoner Rate(RR) for land is is not available
Average cost as per RR rate in vicinity is 21.81 Lakh

- 8) The other subsidy amount shall be released as Beneficiary Share only if the following components are applicable: Green Housing Certification Grant, Rooftop Solar Subsidy, Innovative Concept Support grant, and State TIG Subsidy. In case any of these components are not applicable, their corresponding amounts shall be treated as part of the Beneficiary Share.

C. SLSMC Appraisal

SLSMC recommends approval of the proposed AHP project to the CSMC.

8. Construction of 279 EWS Units at Kh. No 129/2 Mouza-Isasani, Tahsil Hingna, Dist Nagpur

A. Basic Information

Component	AHP-PPP
Name of Implementing Agency	NMRDA & Shobha Infrastructure
Project Cost	2859.60 lakhs
Central Assistance	222.00 lakhs
State Share	148.00 lakhs
Beneficiary Share for EWS units	2489.60 lakhs
Total no. of EWS Dwelling Units	279

B. SLSMC Observations

- 1) The land is in NMRDA Region
- 2) The land is in Residential Zone

- 3) The land is owned by Shobha Infrastructure, register documents attached. 7/12 attached
- 4) 18.0 m wide approach DP road shown in layout
- 5) Project period is 36 months.
- 6) Project Proponent receive 74points out of 100 I.e 74.00%
- 7) The estimated cost of EWS of AHP units is EWS-1 Rs 18.49 lakh. (Rera Carpet Area 35.91. SQM)
EWS-2 Rs 22.09 lakh (Rera Carpet Area 44.99 SQM)
Ready Reckoner Rate (RR) for land is 30680 per SQM
Cost Proposed by Project Proponent As per Ready Reckoner EWS-1 Rs 17.55 lakh. (Rera Carpet Area 35.91. SQM)
EWS-2 Rs 21.00 lakh (Rera Carpet Area 44.99 SQM)
- 8) The other subsidy amount shall be released as Beneficiary Share only if the following components are applicable: Green Housing Certification Grant, Rooftop Solar Subsidy, Innovative Concept Support grant, and State TIG Subsidy. In case any of these components are not applicable, their corresponding amounts shall be treated as part of the Beneficiary Share.

C. SLSMC Appraisal

SLSMC recommends approval of the proposed AHP project to the CSMC.

Approval of Third Party Quality Monitoring Agency in 1st SLSMC held on 29th May 2025

The proposed scope of work of the TPQMA is proposed –

- **Quality Assurance:** TPQMA will ensure the quality of construction across AHP (Affordable Housing in Partnership), ARH (Affordable Rental Housing), and BLC (Beneficiary-Led Construction) verticals by conducting site visits and reviewing construction practices and standards.
- **Site Monitoring & Reporting:** The agency must carry out at least three field visits per project (more if required) to inspect construction quality at various stages, review documentation, conduct necessary tests, and submit detailed reports.
- **Annual Plan & Approvals:** TPQMA is responsible for preparing an Annual Quality Monitoring Plan, which will be submitted to the Central Sanction and Monitoring Committee (CSMC) after State-level approval.
- **Sampling for BLC Projects:** For BLC projects, quality monitoring will be based on a representative sample (minimum 5–10% of DUs or 50 DUs). Smaller projects may be clustered to form a larger sample for comprehensive assessment.
- **Advisory Role:** Based on TPQMA reports and their own technical observations, the State and ULBs will take corrective actions to ensure compliance with quality norms and integration of necessary infrastructure (e.g., solar systems, ramps, rainwater harvesting) in all housing components.

SLSMC Appraisal:

SLSMC approved Veermata Jijabai Technological Institute (VJTI) as TPQMA for PMAY (U) 2.0.

Approval of SOP for Technical Evaluation of AHP-PPP/ AHP-JV (Private Land) Projects in 1st SLSMC held on 29th May 2025

With reference to the GR issued – PMAY/2017/C.R.-12/GND-2 dated 11th September 2018 and 11th January 2017, the SOP for technical evaluation of projects on private land – AHP PPP and AHP JV is proposed –

SNo	Eligibility Criteria	Scoring
A. Organization Strength		
1	<p>Bid Capacity of sole Bidder / Lead Bidder</p> <p>Calculation : Bid capacity of Bidder = $2 * A * N$</p> <p>Where :</p> <p>A = Turnover of Bidder in the previous financial year</p> <p>N = Number of Years of Tendered Work</p>	<p>Bid Capacity of Bidder > Estimated Project Cost (3 Marks)</p> <p>Bid Capacity of Bidder > 1.5 times Estimated Project Cost (5 Marks)</p>
B. Land Details		

1	<p>Land Access :</p> <p>Location (Roads, Connecting Services like water, electricity, waste removal) – to be consideration for feasibility of developing the site</p>	<p>a) adjacent to public roads and domestic services i.e. utilities and main drainage system, accessible for waste removal and requiring no additional infrastructure – (15 Marks)</p> <p>b) access within 100m to public roads and Domestic services, requiring some additional infrastructure to be provided and access issues to be addressed (10)</p> <p>c) access greater than 100m to roads and domestic services and for waste removal, requires additional infrastructure to be provided and access issues to be addressed (5 Marks)</p> <p>d) Access difficult greater than 500m to roads and domestic services and for waste removal, involves property demolition, major excavation and will require major provision of new infrastructure and serious access issues to be addressed (0 Marks)</p>
2	Land Conversion – The land should be eligible for Housing	<p>a) No Land Conversion required. (5 Marks)</p> <p>b) Minimal Land Conversion required. (2 Marks)</p> <p>c) Majority Land conversion required (0 Marks)</p>
3	Rights of Way – to be considered for feasibility of developing the site	<p>a) No rights of way on or accessing the site that are apparent from a visual inspection. (5 Marks)</p> <p>b) potential rights of way on or accessing the site require investigation and may involve legal access issues being addressed. (3 Marks)</p> <p>b) Limited rights of way on or accessing the site required investigation and will involve some legal access issues being addressed. (1 Marks)</p> <p>d) Major rights of way on accessing the site require investigation and will involve some legal access issues being addressed. (0 Marks)</p>

4	<p>Un-Neighborly sites –</p> <p>To be considered for feasibility of developing the site and for promotion of healthy lifestyles.</p>	<p>a) There are no neighborly factors affecting this site (5 Marks)</p> <p>b) The site is situated within 300m from an electricity pylon / line, a source of industrial, highways or otherwise pollution (e.g. chemical, air, noise or light resulting in nuisance or ill effects. (3 Marks)</p> <p>c) The site is situated less than 100m from an electricity pylon / line, a source of industrial, Highways or otherwise pollution (e.g. chemical, air, noise or light, resulting in nuisance or ill effects.) (1 Marks)</p> <p>d) The site is situated less than 50m from an electricity pylon / line, a source of industrial, highways or otherwise pollution (e.g. chemical, air noise or light resulting in nuisance or ill effects.) (0 Marks)</p>
5	<p>Flood Risk: ground water saturation and surface water drainage – avoidance of flood risk on sites, adjoining and other areas in order to protect people and property from the risk of flooding.</p>	<p>a) well drained soil (5 Marks)</p> <p>b) Mostly drained soil (3 Marks)</p> <p>c) Poorly drained soil saturated after any rain (1 Marks)</p> <p>d) No drainage of soil (0 Marks)</p>
6	<p>Sustainability :</p> <p>Public transport, buses – site choices should wherever possible reduce the need to travel and promote more sustainable transport choices, promote healthy lifestyles and improve air quality (reduce air pollution) by encouraging use of public transport rather than use of private cars.</p>	<p>a) there is an existing bus route with easy access on site (less than 1 KM) and good bus frequency. (5 Marks)</p> <p>b) There is an existing bus route with easy access on site (Less than 1 KM) however bus frequency is not good. (3 Marks)</p> <p>c) There is an existing bus route with more than 1 KM and good bus frequency. (1 Marks)</p> <p>d) There is an existing bus route more than 1 KM away bus there is poor bus frequency. (0 Marks)</p>
7	<p>Sustainability :</p> <p>Access to retail amenities – site choices should wherever possible be located within Closing walking distance (approx. 5 mins) to shops and other retail amenities.</p>	<p>a) the site is within 0.50 KM distance of local shops and / or amenities (5 Marks)</p> <p>b) The site is within 1 KM distance of local shops and / or amenities. (3 Marks)</p>

		<p>c) The site is within 2 KM distance of local shops and / or amenities. (1 Marks)</p> <p>d) The site is more than 2 KM from local shops and / or amenities and it is likely that people will travel by car or bus rather than walk to them (0 Marks)</p>
8	Greening initiative:	<p>a) Solar (2.5 Marks)</p> <p>b) Green building (2.5 Marks)</p> <p>c) Social innovation (2.5 Marks)</p> <p>d) Technology innovation (2.5 Marks)</p>
9	<p>Local Infrastructure :</p> <p>Schools, Health care Centres – site choice should take into account location of schools, hospitals etc. with available places, site choice should not have a detrimental effect on existing provision or facilities;</p>	<p>a) there are existing schools & Health care facilities with available places within 1 KM (10 Marks)</p> <p>b) There are existing Schools & Health care Facilities with available places within 1 KM to 2 KM (5 Marks)</p> <p>c) There are existing Schools & Health Care facilities with available places within a short bus or car journey of minimum 5 KM (3 Marks)</p> <p>d) New Schools & Health Care provision will be needed (0 Marks)</p>
10	Cultural, religious and recreational facilities; libraries, places of worship cinemas, sports & community centers, evening classes, play parks and open spaces – site choice must take into account access to cultural, religious and recreational facilities in order to promote equality of access and assist with engagement of local community.	<p>a) There are existing cultural, religious and recreational facilities within 1 KM (5 Marks)</p> <p>b) There are existing cultural, religious and recreational facilities within 1 KM to 2 KM (3 Marks)</p> <p>c) There are existing cultural, religious and recreational facilities within 5 KM (1 Marks)</p> <p>d) New cultural, religious and recreational facilities will be needed (0 Marks)</p>
11	Site Evaluation by Technical committee	Maximum 25 Marks
Total		Total marks of 100

The charges for Site Visit and Scrutiny is proposed as follows –

a) Charges Site Visit –

- INR 10 per sqm of total plot size

b) Charges for Scrutiny (Technical Evaluation)

- INR 10 per sqm of total plot size

SLSMC Appraisal:

SLSMC approved SOP for Technical Evaluation of AHP-PPP/ AHP-JV (Private Land) Projects.

