

Date: 11 / 08 / 2025

Office Note

Subject: PMAY(U) 2.0 – HFA, Minutes of 3rd SLAC Meeting

The 3rd SLAC meeting for PMAY(U)- 2.0 was held on 11th August 2025, in the chamber of Hon'ble Additional Chief Secretary, Housing Department at the 3rd floor office, Mantralaya, Mumbai.

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

- 1) Shri. Aseem Kumar Gupta, Additional Chief Secretary, Housing Department and Chairman
- 2) Shri. Ajit Kawade, Deputy Secretary, Housing Department, Chief Officer, State PMU & Mission Director PMAY(U) 2.0
- 3) Shri. Sameer Unhale, Joint Commisioner, Directorate of Municipal Administration (Representative of DMA)
- 4) Shri. Sunil Nanavare, Chief Engineer- III, MHADA (Representative of MHADA)

The Minutes are submitted herewith for approval.



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



Shri. Aseem Kumar Gupta
Additional Chief Secretary,
Housing Department
& Chairman, SLAC/PMAY(U)-2.0

**Minutes of the
3rd Meeting of State Level Appraisal Committee (SLAC) for PMAY(U) 2.0 - HFA
11th August 2025**

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Minutes of the 3rd meeting of State Level Appraisal Committee (SLAC) for PMAY(U) 2.0- HFA held on 11th August 2025

The minutes are as follows.

Important Observations/Directions of SLAC
The proposed 77 BLC projects of 2835 DUs are recommended for the approval of the SLSMC.
SLAC deferred all the 8 AHP proposals as the sale price of EWS units exceeds the ASR + 20% value. SLAC invites proposal with revised Sale Price within the ASR Value.
The proposed 5 AHP-PPP projects of 3097 DUs are recommended for the approval of the SLSMC.
The proposed AHP projects are recommended for the approval of the SLSMC, subject to the following conditions: a) All projects within the ASR value shall be approved. b) All projects with rates up to ASR + 20% shall require at least 25% beneficiary attachment prior to commencement of construction.
The proposed AHP-PPP projects are recommended for the approval of the SLSMC, subject to the following conditions: a) Projects shall be developed up to the zonal FSI limits as specified under the DCPR/UDCPR until 25% beneficiary attachment is achieved. b) For projects located on land within the Green Zone / No Development Zone (NDZ), the 25% beneficiary attachment must be completed till Commencement Certificate upto Plinth.

The committee decided to recommend the proposal of projects for approval of the SLSMC/CSMC considering the above conditions are fulfilled.

The projects for 3rd meeting of SLAC and discussions and appraisal are as below: -

Details of 77 BLC Projects Proposed for Approval in 3rd SLAC held on 11th August 2025:

S.N o.	Annexure ID	District Name	City Name	Project Name	Implementing Agency	Total DUs	Project Cost (In Cr)	Central Assistance (In Cr)	State Share (In Cr)	Beneficiary Share (In Cr)
1	5A2725154800 7721	Ahilyanagar	Ahmadnagar, Municipal Corporation	CONSTRUCTION OF 11 DUs UNDER BLC PROJECT OF PMAY 2.0 SCHEME	Urban Local Body	11	0.72	0.17	0.11	0.44
2	5A2727572800 7774	Ahilyanagar	Akole, Town Panchayat	Constructions of 13 Dues At Akole NP	Urban Local Body	13	0.85	0.20	0.13	0.52
3	5A2727572900 7725	Ahilyanagar	Karjat, Town Panchayat	Construction of 10 DUs under BLC Vertical of PMAY (U) 2.0 at Karjat Town Panchayat, District Ahilyanagar	Urban Local Body	10	0.65	0.15	0.10	0.40
4	5A2727573000 7706	Ahilyanagar	Parner, Town Panchayat	Construction Of 12 Dus in Parner	Urban Local Body	12	0.78	0.18	0.12	0.48
5	5A2725154300 7838	Ahilyanagar	Rahta Pimpalas, Municipality	Construction of 11 DUs(BLC) under PMAY 2.0 at Rahata Municipal Council Dist Ahilyanagar	Urban Local Body	11	0.72	0.17	0.11	0.44
6	5A2725155100 7677	Ahilyanagar	Rahuri, Municipality	Construction of 28 DUs under BLC Project of PMAY 2.0 Scheme	Urban Local Body	28	1.82	0.42	0.28	1.12
7	5A2725154200 7840	Ahilyanagar	Shirdi, Town Panchayat	Construction of 30 Dus under BLC Shirdi	Urban Local Body	30	1.95	0.45	0.30	1.20
8	5A2725154400 7738	Ahilyanagar	Shrirampur, Municipality	Construction of 8 DUs under BLC Vertical of PMAY (U) 2.0 at Shrirampur Municipal Council, District Ahilyanagar, Division Nashik	Urban Local Body	8	0.52	0.12	0.08	0.32
9	5A2725131100 7209	Akola	Balapur, Municipality	Construction of 50 DUS	Urban Local Body	50	3.25	0.75	0.50	2.00
10	5A2727629100 7594	Amravati	Nandgaon Khandeshwar, Town Panchayat	Construction of 39 Dus of BLC	Urban Local Body	39	2.54	0.59	0.39	1.56

S.N o.	Annexure ID	District Name	City Name	Project Name	Implementing Agency	Total DUs	Project Cost (In Cr)	Central Assistance (In Cr)	State Share (In Cr)	Beneficiary Share (In Cr)
11	5A2727635300 7807	Aurangabad	Fulambri, Town Panchayat	Construction of 42 DUs Under BLC Component Of PMAY 2.0	Urban Local Body	42	2.73	0.63	0.42	1.68
12	5A2725143200 6099	Aurangabad	Gangapur, Municipality	Construction of 111 DUs Under BLC Component of PMAY 2.0	Urban Local Body	111	7.22	1.67	1.11	4.44
13	5A2725143200 7789	Aurangabad	Gangapur, Municipality	Construction of 22 DUs Under BLC Component of PMAY 2.0	Urban Local Body	22	1.43	0.33	0.22	0.88
14	5A2725142600 7802	Aurangabad	Kannad, Municipality	Construction of 51 DUs Under BLC Component of PMAY 2.0	Urban Local Body	51	3.32	0.77	0.51	2.04
15	5A2725143100 7833	Aurangabad	Vaijapur, Municipality	Construction of 30 EWS houses under PMAY scheme	Urban Local Body	38	2.47	0.57	0.38	1.52
16	5A2727632400 7857	Bhandara	Lankhadur, Town Panchayat	Construction of 23 DUs under BLC Component for PMAY 2.0	Urban Local Body	23	1.50	0.35	0.23	0.92
17	5A2725130000 7717	Buldana	Nandura, Municipality	Construction of 38 DUs	Urban Local Body	38	2.47	0.57	0.38	1.52
18	5A2727636100 7678	Chandrapur	Nagbhid, Municipality	construction of 52 DUs under pmay 2.0 Nagbhid Dist . Chandrapur	Urban Local Body	52	3.38	0.78	0.52	2.08
19	5A2727636200 7197	Chandrapur	Sindevahi, Town Panchayat	Construction of 92 DUs Under component of PMAY 2.0 Phase 1	Urban Local Body	92	5.98	1.38	0.92	3.68
20	5A2725128100 7816	Dhule	Dondaicha- Warwade, Municipality	construction of 33 DUs of BLC project under PMAY 2.0	Urban Local Body	33	2.15	0.50	0.33	1.32
21	5A2725970100 7659	Dhule	Shinkheda, Town Panchayat	Construction Of 7 DUS Shinkheda Nagar Panchayat	Urban Local Body	7	0.46	0.11	0.07	0.28
22	5A2725128000 7749	Dhule	Shirpur-Warwade, Municipality	Construction Of 11 Of DUs Under BLC Component Of PMAY 2.0 At Shirpur Warwade Dist Dhule	Urban Local Body	11	0.72	0.17	0.11	0.44
23	5A2727633000 7846	Gadchiroli	Etapalli, Town Panchayat	Construction of 8 DUs under BLC Component of PMAY 2.0	Urban Local Body	8	0.52	0.12	0.08	0.32

S.N o.	Annexure ID	District Name	City Name	Project Name	Implementing Agency	Total DUs	Project Cost (In Cr)	Central Assistance (In Cr)	State Share (In Cr)	Beneficiary Share (In Cr)
24	5A2727628800 7851	Gadchiroli	Sironcha Ry., Town Panchayat	Construction of 62 DUs under BLC Component PMAY 2.0	Urban Local Body	62	4.03	0.93	0.62	2.48
25	5A2727636400 7782	Gondiya	Amgaon, Municipality	Construction of 13 DUs under BLC Component of PMAY 2.0	Urban Local Body	13	0.85	0.20	0.13	0.52
26	5A2725137100 7856	Gondiya	Gondiya, Municipality	Construction of 21 DUs Under BLC Component PMAY 2.0	Urban Local Body	21	1.37	0.32	0.21	0.84
27	5A2725141100 7817	Hingoli	Hingoli, Municipality	131 DUS at hingoli	Urban Local Body	131	8.52	1.97	1.31	5.24
28	5A2725128300 7803	Jalgaon	Chopda, Municipality	Construction of 14 DUs of BLC Project under PMAY 2.0 Scheme	Urban Local Body	14	0.91	0.21	0.14	0.56
29	5A2727657100 7805	Jalgaon	Jalgaon, Municipal Corporation	Construction of 13 DUs of BLC Project under PMAY 2.0 Scheme	Urban Local Body	13	0.85	0.20	0.13	0.52
30	5A2725313900 7755	Jalgaon	Jamner, Municipality	Construction of 32 EWS Under BLC At Various Locations Location in Jamner Municipal Council	Urban Local Body	32	2.08	0.48	0.32	1.28
31	5A2725128400 7855	Jalgaon	Yawal, Municipality	CONSTRUCTION OF 70 DUS UNDER PMAY 2.0	Urban Local Body	70	4.55	1.05	0.70	2.80
32	5A2725142200 7715	Jalna	Bhokardan, Municipality	Construction of 63 DUs Under BLC Component of PMAY 2.0	Urban Local Body	63	4.10	0.95	0.63	2.52
33	5A2727637000 7170	Jalna	Ghansavangi, Town Panchayat	construction of 51 dus under BLC component of PMAY 2.0 dpr 3	Urban Local Body	51	3.32	0.77	0.51	2.04
34	5A2727637000 7847	Jalna	Ghansavangi, Town Panchayat	Construction of 21 DUs Under BLC Component of PMAY 2.0	Urban Local Body	21	1.37	0.32	0.21	0.84
35	5A2725142500 6616	Jalna	Partur, Municipality	Construction of 141 DUs Under BLC Component of PMAY 2.0	Urban Local Body	141	9.17	2.12	1.41	5.64
36	5A2725142500 7834	Jalna	Partur, Municipality	Construction of 14 DUs Under BLC Component of PMAY 2.0	Urban Local Body	14	0.91	0.21	0.14	0.56

S.N o.	Annexure ID	District Name	City Name	Project Name	Implementing Agency	Total DUs	Project Cost (In Cr)	Central Assistance (In Cr)	State Share (In Cr)	Beneficiary Share (In Cr)
37	5A2729043300 6604	Kolhapur	Chandgad., Town Panchayat	Construction of 12 DU under PMAY Scheme Phase 1 At Chandgad Nagarpanchayat	Urban Local Body	12	0.78	0.18	0.12	0.48
38	5A2725162100 7829	Kolhapur	Jaysingpur, Municipality	Construction of 26 DUs under BLC component of PMAY U 2.0 at Jaysingpur Municipal Council Dist.kolhapur DPR.02	Urban Local Body	26	1.69	0.39	0.26	1.04
39	5A2725162200 7778	Kolhapur	Kurundvad, Municipality	Construction of 29 DUs under BLC Component of PMAY (U) 2.0 at Kurundwad Municipal Council, Dist. Kolhapur DPR 3	Urban Local Body	29	1.89	0.44	0.29	1.16
40	5A2725161600 7785	Kolhapur	Vadgaon Kasba, Municipality	Construction of 20 EWS DUs Under BLC Component of PMAY (U) 2.0 at Vadgaon Kasba Municipal Council, Dist. Kolhapur.	Urban Local Body	20	1.30	0.30	0.20	0.80
41	5A2725156200 7212	Latur	Ahmadpur, Municipality	Construction of 18 DUs at Ahmedpur under BLC Component of PMAY 2.0	Urban Local Body	18	1.17	0.27	0.18	0.72
42	5A2725156100 7648	Latur	Latur, Municipal Corporation	Construction of 35 DUs at Latur under BLC Component of PMAY 2.0	Urban Local Body	35	2.28	0.53	0.35	1.40
43	5A2725156400 7775	Latur	Nilanga, Municipality	Construction of 13 DUs at Nilanga under BLC Component of PMAY 2.0	Urban Local Body	13	0.85	0.20	0.13	0.52
44	5A2727637600 7806	Latur	Renapur, Town Panchayat	Construction of 25 DUs at Renapur under BLC Component of PMAY 2.0	Urban Local Body	25	1.63	0.38	0.25	1.00
45	5A2725156500 7743	Latur	Udgir, Municipality	CONSTRUCTION OF 45 DUs UNDER PMAY	Urban Local Body	45	2.93	0.68	0.45	1.80
46	5A2727741100 7831	Nagpur	Butibori, Town Panchayat	Construction of 22 DUs	Urban Local Body	22	1.43	0.33	0.22	0.88
47	5A2725135600 7779	Nagpur	Kamptee, Municipality	24 DUS NEW BLC CONSTRUCTION	Urban Local Body	24	1.56	0.36	0.24	0.96

S.N o.	Annexure ID	District Name	City Name	Project Name	Implementing Agency	Total DUs	Project Cost (In Cr)	Central Assistance (In Cr)	State Share (In Cr)	Beneficiary Share (In Cr)
48	5A27276305007843	Nagpur	Parshivani, Town Panchayat	Construction of 11 DUs under BLC Component of PMAY 2.0	Urban Local Body	11	0.72	0.17	0.11	0.44
49	5A27251366007810	Nagpur	Umred, Municipality	Construction of 39 DUs under BLC Component of PMAY 2.0	Urban Local Body	39	2.54	0.59	0.39	1.56
50	5A27535811007698	Nagpur	Yerkheda, Town Panchayat	Construction of 78 BLC new Yerkheda NP	Urban Local Body	78	5.07	1.17	0.78	3.12
51	5A27251408007799	Nanded	Kandhar, Municipality	2. Construction of 16 DUs	Urban Local Body	16	1.04	0.24	0.16	0.64
52	5A27251405007711	Nanded	Kundalwadi, Municipality	Construction of 26 DUs Under BLC Component PMAY 2.0	Urban Local Body	26	1.69	0.39	0.26	1.04
53	5A27276623007748	Nanded	Naigaon, Town Panchayat	Construction of 101 DUs under BLC Component	Urban Local Body	101	6.57	1.52	1.01	4.04
54	5A27251278007823	Nandurbar	Nandurbar, Municipality	Construction of 54 DUs of BLC Project under PMAY 2.0 Scheme	Urban Local Body	54	3.51	0.81	0.54	2.16
55	5A27251277007210	Nandurbar	Shahade, Municipality	CONSTRUCTION OF 38 DUS HOUSES UNDER PMAY BLC SCHEME	Urban Local Body	38	2.47	0.57	0.38	1.52
56	5A27276276007691	Nashik	Dindori, Town Panchayat	Construction of 6 DUs under BLC component of PMAY 2.0 at Dindori Dist. Nashik	Urban Local Body	6	0.39	0.09	0.06	0.24
57	5A27251439007330	Nashik	Nandgaon, Municipality	CONSTRUCTION OF 12 DU UNDER BLC COMPONENT OF PMAY 2.0 AT NANDGAON, DIST. NASHIK	Urban Local Body	12	0.78	0.18	0.12	0.48
58	5A27251420007826	Parbhani	Gangakhed, Municipality	Construction of 21 Ews	Urban Local Body	21	1.37	0.32	0.21	0.84
59	5A27251417007679	Parbhani	Manwath, Municipality	Construction of 72 DUs under BLC Component in PMAY 2.0 at Manwath	Urban Local Body	72	4.68	1.08	0.72	2.88
60	5A27251416007680	Parbhani	Parbhani, Municipal Corporation	Construction of 74 DUs at Parbhani under BLC Component of PMAY 2.0	Urban Local Body	74	4.81	1.11	0.74	2.96

S.N o.	Annexure ID	District Name	City Name	Project Name	Implementing Agency	Total DUs	Project Cost (In Cr)	Central Assistance (In Cr)	State Share (In Cr)	Beneficiary Share (In Cr)
61	5A2725142100 7750	Parbhani	Purna, Municipality	Construction of 120 DUs at Purna under BLC Component of PMAY 2.0	Urban Local Body	120	7.80	1.80	1.20	4.80
62	5A2725153600 7819	Pune	Baramati, Municipality	Construction of 22 DUs under BLC vertical of PMAY 2.0 for Baramati, Phase 4	Urban Local Body	22	1.43	0.33	0.22	0.88
63	5A2729888800 7713	Pune	Dehu, Town Panchayat	Construction of 05 DUs BLC Vertical PMAY 2.0 For dehu nagarpanchayat PHASE 2	Urban Improvement Trust	5	0.33	0.08	0.05	0.20
64	5A2725153200 7801	Pune	Saswad, Municipality	Construction Of 15 DUs Under BLC Vertical Of PMAY 2.0 For Saswad Phase 4	Urban Local Body	15	0.98	0.23	0.15	0.60
65	5A2725151200 7551	Raigarh	Mhasla, Town Panchayat	Construction of 8 EWS houses under PMAY 2.0 Scheme	Urban Local Body	8	0.52	0.12	0.08	0.32
66	5A2725160100 7340	Ratnagiri	Khed, Municipality	Construction of 7 EWS houses under PMAY 2.0 Scheme	Urban Local Body	7	0.46	0.11	0.07	0.28
67	5A2725160800 7346	Ratnagiri	Rajapur, Municipality	Construction of 11 DUS	Urban Local Body	11	0.72	0.17	0.11	0.44
68	5A2725160500 7352	Ratnagiri	Ratnagiri, Municipality	Construction of 6 Dus	Urban Local Body	6	0.39	0.09	0.06	0.24
69	5A2725157600 7730	Solapur	Barshi, Municipality	DPR 4 CONSTRUCTION OF 72 BLC HOUSES AT BARSHI CITY DIST.SOLAPUR	Urban Local Body	72	4.68	1.08	0.72	2.88
70	5A2727638000 7214	Wardha	Ashti, Town Panchayat	Construction of 23 Dus under BLC Component of PMAY 2.0 Phase 1	Urban Local Body	23	1.50	0.35	0.23	0.92
71	5A2727638000 7745	Wardha	Ashti, Town Panchayat	16 Dus Ashti Pmay 2.0	Urban Improvement Trust	16	1.04	0.24	0.16	0.64
72	5A2725133700 7733	Wardha	Deoli, Municipality	Construction of 24 DUs	Urban Local Body	24	1.56	0.36	0.24	0.96
73	5A2725131900 7839	Washim	Washim, Municipality	Construction of 55 EWS Houses under BLC PMAY(U) 2.0 at Various Locations in Washim	Urban Local Body	55	3.58	0.83	0.55	2.20

S.N o.	Annexure ID	District Name	City Name	Project Name	Implementing Agency	Total DUs	Project Cost (In Cr)	Central Assistance (In Cr)	State Share (In Cr)	Beneficiary Share (In Cr)
				Municipal Council, Dist Washim.						
74	5A2725138900 7865	Yavatmal	Darwaha, Municipality	Construction of 106 DUs under BLC component PMAY2.0	Urban Local Body	106	6.89	1.59	1.06	4.24
75	5A2725139300 7812	Yavatmal	Umarkhed, Municipality	Construction of 19 EWS Houses under PMAY 2.0 Scheme at Municipal Council Umarkhed	Urban Local Body	19	1.24	0.29	0.19	0.76
76	5A2725138600 7339	Yavatmal	Yavatmal, Municipality	Construction of 67 DUs under Pradhan Mantri Awas Yojana in BLC Component in Yavatmal Municipal Council	Urban Local Body	67	4.36	1.01	0.67	2.68
77	5A2727284500 7377	Yavatmal	Zari Zamani, Town Panchayat	Construction of EWS 56 DU in Various Location in Under Zari Jamani Nagar Panchayat	Urban Local Body	56	3.64	0.84	0.56	2.24
						2,835	184.28	42.53	28.35	113.40

SLAC Appraisal:

SLAC recommends approval of above proposed 77 BLC projects to SLSMC/CSMC.

Details of 8 AHP Projects (Model 1) proposed for Approval in 3rd SLAC held on 11th August 2025

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

A. Basic Information

Sr. No.	District	City	Total Units	EWS Units PMAY	Detailed Implementing Agency	Project Name	Total EWS Project Cost (In Rs. Cr)	Central Grant (In Rs. Cr)	State Grant (In Rs. Cr)	Beneficiary Share (In Rs. Cr)	Sale Cost of DU (In lakh)
1	Latur	Latur	896	896	Chh. Sambhajinagar Housing and Area Development Board	AHP project at Plot no. R1, Additional MIDC Area, Latur, Maharashtra	130.66	13.44	8.96	107.36	14.58
2	Ahilyanagar	Ahilyanagar	504	504	Ahilyanagar Municipal Council	AHP project at S.No. 44/2, 44/3, 44/4, 44/5, 44/6 at Nalegaon, Ahilyanagar, Maharashtra	67.79	7.56	5.04	55.19	13.45
3	Yavatmal	Yavatmal	904	514	Yavatmal Municipal Council	AHP project at S.No. 49/2, Near Tayade Nagar, Yavatmal, Maharashtra	54.33	7.71	5.14	38.65	10.57
4	Yavatmal	Yavatmal	469	469	Yavatmal Municipal Council	AHP project at S.No. 65/1, Wadgaon Road, Yavatmal, Maharashtra	55.96	7.035	4.69	41.66	11.93
5	Pune	Shirur	222	116	Shirur Municipal Council	AHP project at S.No. , Shirur, Dist. Pune, Maharashtra	18.25	1.74	1.16	15.23	15.73
6	Nagpur	Punapur	840	840	Nagpur Municipal Corporation	AHP project at Survey Nos. 323/1, 66/2 at mauja Punapur, Dist. Nagpur, Maharashtra	132	12.60	8.40	111.00	15.71
7	Thane	Betwade	604	604	Thane Municipal Corporation	AHP project at S.No. 78, Village – Betawade, Thane, Maharashtra	155.62	9.06	6.04	140.52	25.76
8	Thane	Betwade	2480	2480	Thane Municipal Corporation	AHP project at S.No. 78, Village – Betawade, Thane, Maharashtra	594.51	37.20	24.80	532.51	23.96

B. SLAC Appraisal

SLAC deferred all the proposals as the sale price of EWS units exceeds the ASR + 20% value. SLAC invites proposals with revised Sale Price within the ASR Value.

Details of 5 AHP- PPP Projects (Model 2) proposed for Approval in 3rd SLAC held on 11th August 2025

List of 5 AHP- PPP Projects for which DPRs have been received:

1. Detailed Project Report (DPR) for the project under Pradhan Mantri Awas Yojana (Urban) 2.0 at Gat No. 125/1, 125/2, PH No. 46, plot number 1,3 and 4, at mauza Issasani, Tah. Hingana, Dist. Nagpur

A. Basic Information

Component	AHP-PPP
Name of Implementing Agency	Nagpur Housing and Area Development Board
Developer Name	Revati Construction and Developer
EWS Project Cost	218.50 Rs. Crores
Central Assistance	14.08 Rs. Crores
State Share	9.39 Rs. Crores
Solar Subsidy	0.93 Rs. Crores
Beneficiary Share for EWS units	194.08 Rs. Crores
Total no. of EWS Dwelling Units	939
Total no. of LIG Dwelling Units	20

B. SLAC Observations

- 1) The proposal is scrutinized, recommended, and submitted by the Chief Officer, Nagpur Housing and Area Development Board.
- 2) The land is in the Nagpur Division.
- 3) The land is in Residential in zone
- 4) 18 m wide road as shown in the layout plan.
- 5) The project period is 24 months.
- 6) The estimated cost of EWS units is EWS I - 17.21 lacs; EWS II - 27.31 lacs (Carpet Area EWS I - 30.05 Sq. M.; EWS II - 44.00 Sq. M.)

- 7) The cost of the DU as per ASR value is EWS I - 14.34 lacs: EWS II - 22.76 lacs (ASR value – 28940 INR)
- 8) ASR + 20% = EWS I - 14.34 lacs, EWS II - 22.76 lacs

C. SLAC Appraisal

SLAC recommends approval of the proposed AHP- PPP project to the SLSMC/CSMC, provided that the conditions are followed as per directions of SLAC.

2. Detailed Project Report (DPR) for the project under Pradhan Mantri Awas Yojana (Urban) 2.0 at S. No. 503 (Part), Mouza-Charholi (K), Tah.-Khed, Dist.-Pune

A. Basic Information

Component	AHP-PPP
Name of Implementing Agency	Pune Housing and Area Development Board
Developer Name	Tanish Associates
EWS Project Cost	114.49 Rs. Crores
Central Assistance	8.14 Rs. crores
State Share	5.43 Rs. Crores
Beneficiary Share for EWS units	100.92 Rs. crores
Total no. of EWS Dwelling Units	543

B. SLAC Observations

- 1) The proposal is scrutinized, recommended, and submitted by the Chief Officer, Pune Housing and Area Development Board.
- 2) The land is in the PMRDA region.
- 3) The land is in Residential in zone
- 4) 30 m wide road as shown in the layout plan.
- 5) The project period is 36 months.

- 6) The estimated cost of EWS units are EWS I – 18.49 lacs; EWS II – 20.57 lacs , EWS III - 27.60 lacs (Carpet Area EWS I - 30.04 Sq. M.; EWS II – 33.49 Sq. M.; EWS III – 44.84 Sq. M.)
- 7) The cost of the DU as per ASR value is EWS I – 18.49 lacs ; EWS II – 20.57 lacs ; EWS III – 27.60 lacs (ASR value – 43360 INR)
- 8) ASR + 20% = EWS I – 22.19 lacs , EWS II – 24.69 lacs, EWS III – 33.13 lacs

C. SLAC Appraisal

SLAC recommends approval of the proposed AHP- PPP project to the SLSMC/CSMC, provided that the conditions are followed as per directions of SLAC.

3. Detailed Project Report (DPR) for the project under Pradhan Mantri Awas Yojana (Urban) 2.0 at S. No. 310, 311, Mouza-Charholi (BK), Tah.-Haweli, Dist.-Pune

A. Basic Information

Component	AHP-PPP
Name of Implementing Agency	Pune Housing and Area Development Board
Developer Name	Tanish Realities
EWS Project Cost	124.91 Rs. Crores
Central Assistance	5.58 Rs. Crores
State Share	3.72 Rs. Crores
Beneficiary Share for EWS units	115.61 Rs. Crores
Total no. of EWS Dwelling Units	372
Total no. of LIG Dwelling Units	1072
Total DUs	1444

B. SLAC Observations

- 1) The proposal is scrutinized, recommended, and submitted by the Chief Officer, Pune Housing and Area Development Board.
- 2) The land is in the PMRDA region
- 3) The land is in Residential in zone
- 4) 24 m wide road as shown in the layout plan.
- 5) The project period is 36 months.
- 6) The estimated cost of EWS units is EWS I – 29.46 lacs; EWS II – 37.36 lacs
(Carpet Area EWS I – 35.47; EWS II – 44.98)
- 7) The cost of the DU as per ASR value is EWS I – 29.46 lacs; EWS II – 37.36 lacs
(ASR value – 59340 INR)
- 8) ASR + 20% = EWS I – 35.35 lacs, EWS II – 44.84 lacs

C. SLAC Appraisal

SLAC recommends approval of the proposed AHP- PPP project to the SLSMC/CSMC, provided that the conditions are followed as per directions of SLAC.

4. Detailed Project Report (DPR) for the project under Pradhan Mantri Awas Yojana (Urban) 2.0 at S. No. 309, Mouza-Charholi (BK), Tah.-Haweli, Dist.-Pune

A. Basic Information

Component	AHP-PPP
Name of Implementing Agency	Pune Housing and Area Development Board
Developer Name	Xrbia Merth Properties LLP
EWS Project Cost	288.52 Rs. Crores
Central Assistance	13.86 Rs. Crores
State Share	9.24 Rs. Crores
Beneficiary Share for EWS units	265.42 Rs. Crores

Total no. of EWS Dwelling Units	924
Total no. of LIG Dwelling Units	2148
Total DUs	3072

B. SLAC Observations

- 1) The proposal is scrutinized, recommended, and submitted by CO, Pune Housing and Area Development Board.
- 2) The land is in the Pimpri Chinchwad (PCMC) area
- 3) The land is in Residential in zone.
- 4) 30 m wide road as shown in the layout plan.
- 5) The project period is 36 months.
- 6) The estimated cost of EWS units is EWS I – 24 lacs; EWS II – 28 lacs; EWS III – 35.75 lacs
(Carpet Area EWS I - 30.30 Sq. M.; EWS II – 35.22 Sq. M.; EWS III – 44.99 Sq. M.)
- 7) The cost of the DU as per ASR value is EWS I – 24.10 lacs; EWS II – 28.00 lacs; EWS III – 36.96 lacs
(ASR value – 59340 INR)
- 8) ASR + 20% = EWS I – 28.92 lacs; EWS II – 33.60 lacs; EWS III – 44.35 lacs

C. SLAC Appraisal

SLAC recommends approval of the proposed AHP- PPP project to the SLSMC/CSMC, provided that the conditions are followed as per directions of SLAC.

5. Detailed Project Report (DPR) for the project under Pradhan Mantri Awas Yojana (Urban) 2.0 at S. No. 3/1/1 to 5 & 126/1/1 to 9, Mouza-Narpoli, Bhiwandi, Dist.-Thane

A. Basic Information

Component	AHP-PPP
Name of Implementing Agency	Kokan Housing and Area Development Board
Developer Name	Sukruth Buildcon LLP
EWS Project Cost	87.84 Rs. Crores
Central Assistance	4.78 Rs. Crores
State Share	3.19 Rs. Crores
Beneficiary Share for EWS units	78.11 Rs. Crores
Central TIG	0.95 Rs. Crores
State TIG	0.47 Rs. Crores
Solar Subsidy	0.31 Rs. Crores
Total no. of EWS Dwelling Units	319
Total no. of LIG Dwelling Units	329
Total DUs	648

B. SLAC Observations

- 1) The proposal is scrutinized, recommended, and submitted by CO, Kokan Housing and Area Development Board.
- 2) The land is in the Bhiwandi Municipal Corporation.
- 3) The land is in Residential in zone
- 4) 30 m wide road as shown in the layout plan.
- 5) The project period is 24 months.
- 6) The estimated cost of EWS units is EWS I – 25.57 lacs; EWS II – 33.32 lacs (Carpet Area EWS I – 34.36 Sq.M.; EWS II – 44.77 Sq. M.)
- 7) The cost of the DU as per ASR value is EWS I - 21.31; EWS II - 27.77 (ASR value – 43900 INR)
- 8) ASR + 20% = EWS I - 25.57; EWS II - 33.32

C. SLAC Appraisal

SLAC recommends approval of the proposed AHP- PPP project to the SLSMC/CSMC, provided that the conditions are followed as per directions of SLAC.

The proposals as listed & enclosed in 3rd meeting of State Level Appraisal Committee (SLAC) of PMAY (U) 2.0 dated 11th August 2025 recommended for approval of SLSMC/CSMC of PMAY (U) 2.0.

Important Observations/Directions of SLAC

The proposed 77 BLC projects of 2835 DUs are recommended for the approval of the SLSMC.

SLAC deferred all the 8 AHP proposals as the sale price of EWS units exceeds the ASR + 20% value. SLAC invites proposal with revised Sale Price within the ASR Value.

The proposed 5 AHP-PPP projects of 3097 DUs are recommended for the approval of the SLSMC.

The proposed AHP projects are recommended for the approval of the SLSMC, subject to the following conditions:

- a) All projects within the ASR value shall be approved.
- b) All projects with rates up to ASR + 20% shall require at least 25% beneficiary attachment prior to commencement of construction.

The proposed AHP-PPP projects are recommended for the approval of the SLSMC, subject to the following conditions:

- c) Projects shall be developed up to the zonal FSI limits as specified under the DCPR/ UDCPR until 25% beneficiary attachment is achieved.
- d) For projects located on land within the Green Zone / No Development Zone (NDZ), the 25% beneficiary attachment must be completed till Commencement Certificate upto Plinth.



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



Shri. Aseem Kumar Gupta
Additional Chief Secretary,
Housing Department & Chairman,
SLAC/PMAY(U)-2.0