

Nirman Bhawan, New Delhi-11.

Dated: 22.01.2019.

To,

Chief Secretaries of States and Union Territories (UTs) (As per list attached)

Sub.: The Lighthouse Project Challenge under Global Housing Technology Challenge- India (GHTC-I) – reg.

Sir/ Madam,

Ministry of Housing and Urban Affairs (MoHUA) has been implementing Pradhan Mantri Awas Yojana, Urban (PMAY-U) Mission to provide all weather pucca houses to eligible beneficiaries by the year 2022. Against the validated demand of 1 crore housing units to be constructed by the year 2022, so far MoHUA has sanctioned around 70 lakh houses; out of which 37 lakh have been grounded and around 15 lakh have been completed and allotted to beneficiaries.

2. In order to address housing shortage in a time-bound manner, the conventional system of housing construction is not adequate to achieve the target by 2022. Hence, there is a need to look for new emerging, disaster-resilient, environment friendly, cost effective and speedy construction technologies which would form the basis of housing construction in India.

3. Hon'ble Prime Minister has envisaged a paradigm shift through technology transition using large scale construction under PMAY (U) as an opportunity to get the best available construction technologies across the globe. It has been envisioned to source technologies from all over the world and identify such technologies which would be suitable for adoption in India, given its unique geo-climatic conditions and user preferences based on diverse cultures. The shift in technology will address the large-scale housing construction in minimum time and minimum cost with efficient use of resources and environment friendly practices.

4. Accordingly, through wide consultation, MoHUA has launched a "Global Housing Technology Challenge-India (GHTC- India)". The challenge has three components viz. i) Conduct of Grand Expo-cum-Conference, ii) Identifying Proven Demonstrable Technologies from across the globe and iii) Promoting Potential Technologies through the establishment of Affordable Sustainable Housing Accelerators- India (ASHA-I) for incubation and accelerator support.

5. The first component i.e. Grand Expo-cum-Conference will be conducted biennially. The Expo will provide a platform to all stakeholders associated with innovative and alternative housing technologies, for the exchange of knowledge and business opportunities through networking events and workshops. The second component intends to identify and pilot 'Proven Demonstrable Technologies' from around the world in actual housing projects in different parts of the country. The shortlisted global technology providers will be invited to plan and construct light house projects within the framework of PMAY (U) on pre-selected sites provided by States/ UTs across six identified PMAY (U) regions. The third component will provide incubation and accelerator support to 'Potential

Emerging Technologies' from India that have potential but are not yet market-ready and need more technical handholding/ improvements. Through this initiative, Incubation Centres will be set up in four Indian Institutes of Technology (IITs) in different regions.

6. The light house projects using shortlisted global technology providers will be undertaken at six locations across the country and the Request for Proposal (RFP) will be issued by MoHUA. For effective coordination with States/UTs, evaluation of bids of all six locations will be undertaken centrally by a Bid Evaluation Committee at MoHUA that will include a member from the concerned State/UT. In order to propagate the transition to different innovative technologies across the six locations, one kind of shortlisted technology would be allotted work in one location only.

7. In order to select the six sites across the country for constructing the Lighthouse projects under GHTC-India, MoHUA has instituted a challenge for States/ UTs. The Terms of Reference (ToR) including details of the eligibility criteria and instructions for applying to this challenge are enclosed as **Annexure-1**. MoHUA encourages all States/ UTs to participate in this challenge proactively. The winning six States/ UTs that score the highest marks across the prescribed criteria will be awarded lighthouse projects. The States/ UTs will receive Central Assistance to construct these projects as per PMAY (U) guidelines. In addition to this, a Technology Innovation Grant (TIG) for the States/ UTs is provisioned to offset the impact of any additional cost implication due to the use of new technology and to absorb the issues related to economies of scale and other related factors. The selected sites for lighthouse projects will be used as an **'open laboratory' for live demonstration** and will receive due attention from academia (Civil Engineering, Planning, Architecture), practitioners (Public/ Private), policy makers (Central/ State) and media apart from felicitation/ recognition in Grand Expo-cum-Conference.

8. The GHTC-India has many advantages to the participating States/ UTs. The States/ UTs which are shortlisted after the assessment by Technical Evaluation Committee (TEC) will get the unique opportunity of implementation of Light House Projects wherein the innovative technologies will be used can then be replicated further. The winner from amongst these will be recognised and awarded at a national platform during Grand Expo-Cum-Conference of GHTC-India. Such States/ UTs will become as prime movers of transformation in housing construction technology. Further, through massive outreach of the live laboratory in the form of lighthouse projects, the place will receive prominence across the country.

9. In view of the above, your participation is crucial for the success of GHTC-India. I would request you to arrange to send us applications from your State/ UT in the prescribed format (attached) at the earliest preferably by 18th February 2019. We are looking forward to State/ UT Government's cooperation and active participation in this unique Challenge.

Yours sincerely,

(Amrit Abhijat)

Joint Secretary to the Govt. of India
Tel:23061419

Encl: As above

Copy to:

1. Principal Secretary (Housing/Urban Development) and Mission Directors (PMAY-U)
2. PS to HMoS (I/C), MoHUA / Sr. PPS to Secy.(HUA)

ANNEXURE - 1: TERMS OF REFERENCE

1) BACKGROUND

GHTC-India challenge shall provide an opportunity for the States/UTs to host the 'Lighthouse Projects' developed by Developers from across the world selected through a global challenge process using innovative and fast track construction technology. Sites provided by States/ UTs will be used for construction of demonstration housing projects using innovative technologies shortlisted through GHTC-India. The light house projects being constructed under this challenge would serve as a live laboratory for all stakeholders to showcase and learning the best construction technology through national/international technology providers. These will ensure mass awareness on-site training to different stakeholders and participation of media and large section of populace for ease in adaptation.

2) REQUIREMENTS FROM STATES/UTs TO PARTICIPATE IN GHTC-INDIA:

This Invitation is extended only to States and Union Territories of India, who may apply through their respective State Level Nodal Agency (SLNA) constituted for PMAY (U). Following are the requirements/ commitments from States/UTs:

a. Size of Land Parcel:

States/ UTs shall provide a minimum of 2 hectares of encumbrance free urban land for construction of Light House projects.

b. FAR Regulations and Dwelling Unit Specifications:

States/ UTs need to provide a minimum FAR of 2 on the selected site which will enable the construction of 1,000 housing units of 30sqmt each. Based on the availability of higher FAR, a higher number of houses may be taken up on the site.

c. Provision of Basic Services:

States/ UTs shall commit to provide essential services on the site namely water, sewerage/ septage, electricity and public transport amongst others.

d. Provision of access to employment:

States/ UTs shall endeavour to provide the land parcel close to employment centres or plan to provide livelihood opportunities close by.

e. Additional Commitments:

- i. States/ UTs shall approve the projects through fast-track method within a period of 30 days.
- ii. States/ UTs shall commit to ensure funds for construction of light house projects by:
 - o Providing their financial share as per PMAY-U guidelines.
 - o Getting the beneficiary share collected directly or by facilitating loans from the Bank.
- iii. States/ UTs to appoint a Nodal Officer to participate in the Bid Evaluation Committee for the tendering process for selection of the contractor.
- iv. States/ UTs shall commit to provide eligible beneficiaries as per PMAY (U) guidelines.

3) FUNDING OF THE LIGHT HOUSE PROJECTS

The funding for the Light house projects constructed under GHTC-India will be as per the guidelines of PMAY (U). However, in order to offset costs of the transition (opportunity cost) from conventional to new construction technologies the selected States/ UTs shall receive an additional **Technology Innovation Grant (TIG)** from MoHUA.

The funding structure of Light house projects (per dwelling unit) will be as follows:-

- **Central Assistance:** INR 1.50 lakh per dwelling unit from MoHUA
- **State/ ULB/ Implementing Agency Share:** As applicable in AHP compared to PMAY(U) in the State/UT.
- **TIG:** Up to Rs. 2.00 lakh per dwelling unit or 20% of the estimated cost per dwelling unit, whichever is less.
- **Beneficiary Share:** As applicable in State/UT.

Award of TIG shall be contingent on the States/ UTs securing required clearances, certifications, and approvals etc. for the use of new construction technologies locally. State/UT shall earmark additional funds for executing these Light house projects under GHTC-India as per the guidelines of PMAY (U) in State/ UT budget.

4) HOW TO PARTICIPATE

- i. Interested States and UTs shall respond to this application in line with the process detailed in the ToR, through their respective State Level Nodal Agency (SLNA) constituted for PMAY (U).
- ii. The proposal shall include a Letter of Intent (as per **Appendix- I**) on the letterhead of the responding Department/ Agency. The Letter of Intent shall be duly signed and forwarded by the respective SLNAs.
- iii. The participating States/ UTs shall get the proposal duly approved by the respective State Level Sanctioning and Monitoring Committee (SLSMC) constituted for the purpose of PMAY (U) and a copy of minutes of meeting to be annexed with the proposal.
- iv. Proposal received from States/ UTs must be completed in all respects with forms and Annexures filled and duly signed by the competent authority as mentioned in the ToR. Incomplete proposals shall be liable to be rejected.
- v. The Selected States/ UTs will enter into a Memorandum of Agreement (MoU) with MoHUA to execute these Light house projects in their States/ UTs under GHTC-India.

5) EVALUATION CRITERIA

The Technical Evaluation Committee (TEC) constituted by the MoHUA, GoI shall evaluate the proposals received from States/ UTs on the following criteria and select the highest scoring proposal.

S. No.	Criteria	Max. Marks
1	Plot Size (preferably a single site)	20 Marks
	a) 1.0 Ha – 1.5 Hectare	10
	b) 1.5 Ha – 2 Hectare	15
	c) More than 2 Hectare	20
2	Number of dwelling units buildable on the site provided in Sl.No. (1) based on locally applicable regulations (FAR/ FSI applicable considering a standard dwelling unit size of 30 sq.mt.)	20 Marks
	a) Less than 750 units	10
	b) 750 – 1000 units	15
	c) 1000 units or more	20
3	Distance of plot to city centre	8 Marks
	a) More than 15 kms	04
	b) 10 – 15 kms	06
	c) Less than 10 kms	08
4	Connectivity of site to water supply network	8 Marks
	a) No	00
	b) Commitment to connect within one year	04
	c) Yes	08
5	Connectivity of site to sewerage network	8 Marks
	a) No	00
	b) Commitment to connect within one year	04
	c) Yes	08
6	Connectivity of site to electricity supply	8 Marks
	a) No	00
	b) Commitment to connect within one year	04
	c) Yes	08
7	Connectivity of site to public transport	8 Marks
	a) No	00
	b) Commitment to connect within one year	04
	c) yes, within 1 km distance	08
8	Priority Points shall be awarded to States/UTs as follows:	20 Marks
	a) State/ UT Govt's commitment to provide additional financial assistance (<i>to offset cost per house for GHTC-I due to new technology use, rather than loading cost onto beneficiary alone</i>)	05
	b) State/ UT Govt's commitment to facilitate the setting up of a new technology construction components factory	05
	c) Ready sites with no requirement of additional development work. (<i>The site may preferably not require excessive cutting and filling or other geo-technical improvements for soil condition etc.</i>)	05
	d) Performance in PMAY (U) implementation and reforms. (<i>Approval of projects with respect to the demand, progress of approved projects under PMAY (U), implementation of reforms etc.</i>)	05
	(T1- Highest technical scores will be selected) Grand Total	100 Marks

6) INSTRUCTIONS FOR STATES FOR APPLICATION

- i. Complete proposal with relevant enclosures (scanned) shall be submitted on E-mail: ghtc-mhua@gov.in latest by 18th February, 2019 (5:00 pm).
- ii. Subsequently the proposal in hardcopy with all Appendix duly signed (in original) as per the Format shall be submitted at the address below by 21st February 2019-

Director (HFA-5), Room No. G-119, NBO Building, Nirman Bhawan,
Maulana Azad Road, New Delhi-110011

7) SELECTION PROCESS

- i. Applications received from States/UTs will be scrutinized by a TEC constituted specifically for the purpose of GHTC-India (including a representative from selected States/ UTs) and put up to the Central Sanctioning and Monitoring Committee (CSMC) set up under PMAY (U) for approval. Suitable proposals shall be awarded the work in accordance with existing PMAY (U) guidelines.
- ii. The TEC may, if required, ask applicant States/UTs to provide further documents as well as original versions of supporting documents included in the proposal for decision-making purposes within a week. If felt necessary, TEC members may undertake a visit of the site for assessment of proposal/ site.
- iii. The TEC shall announce the name of the selected States/UTs in the month of February 2019. Selected sites shall be announced publicly alongside the marks scored by their submission, for greater transparency.
- iv. MoHUA reserves the right to decide on the selection of any submitted proposal on the basis of the merit.

Appendix- I: Letter of Intent

From (Name of SLNA/Agency):

To (MoHUA):

Subject: Submission of Proposal for the Lighthouse Project Challenge under Global Housing Technology Challenge- India by <STATE/ UNION TERRITORY>

Dear Sir/Madam,

Having examined the details given in the terms of reference for the above proposal, we hereby submit the Letter of Intent (LoI) along with all relevant documents.

I/ we hereby certify that all statements made, and information supplied in the Proposal with respect to the Terms and Reference (ToR) and accompanying documents are accurate and true to best of our knowledge.

Name of State/ Union Territory: _____

Enclosures:

1. _____
2. _____
3. _____

Date of Submission: _____

Signature of authorized signatory
(Seal)

Name, Designation and Contact details of signatory
(Principal Secretary UD/H)

&

Signature of authorized signatory
(Seal)

Name, Designation and Contact details of signatory
(Mission Director, PMAY (U)

Appendix- II: Format for Application

SI No	Parameters	Details
A.	Applicant Information:	
a)	Name of State / Union Territory	
b)	Name of Representative Agency / Department	
c)	Name & Designation of Representative Officer along with contact details	Address: Mob no: E mail:
B.	Site Information to be filled in/ attached as follows:	
a)	Location of the Site	
b)	Total area of Site (In Hectares):	
c)	Indicate maximum Permissible FAR / FSI	
d)	Indicate proposed carpet area of one Dwelling Unit in sq m	
e)	Indicate distance from site to Town/ City Centre also indicate the same on to the scale Map/ (Google Map to be attached)	Upload details
f)	Documentary proof of Possession/ Ownership of Land with the Concerned Agency/ Department	Upload details
g)	Is the site connected to Power distribution network?	a. Yes b. Commitment to connect within one year c. No (If answer is 'b', please attach a letter affirming details of the same.) Upload details
h)	Is the site connected with Municipal water supply network?	a. Yes b. Commitment to connect within one year c. No (If answer is 'b', please attach a letter affirming details of the same.) Upload details
i)	Is the site connected to Municipal sewerage system?	a. Yes b. Commitment to connect within one year c. No (If answer is 'b', please attach a letter affirming details of the same.) Upload details

j)	Is the site connected by Public Transport Facilities?	a. Yes b. Commitment to connect within one year c. No <i>(If answer is 'b', please attach a letter affirming details of the same.)</i> Upload details
k)	Indicate seismic zone of the proposed site	
l)	Indicate Geo-Climatic Zone of the proposed site	
m)	Indicate type of soil of the proposed site (Please attach soil test report if available)	Upload details
n)	Indicate general topography of the site <i>(Please attach total station survey drawings)</i>	Upload details
o)	Indicate present land use of the site as per local Master Plan <i>(Please attach land use plan with site demarcated on it)</i>	Upload details
p)	Commitment to facilitate Setting up of factory (for producing building components by way of <i>land provision and other infrastructure support by the state/ UT</i>	
q)	Attach minutes of meeting of State Level Steering and Monitoring Committee, approving the proposal	Upload details

Appendix- III: Summary of Checklist for Submission of Application by States/UTs

- ☐ Letter of Intent with required details as per Appendix- I
- ☐ Filled in Application format as prescribed in Appendix- II
- ☐ Documentary proof of encumbrance free land with physical details including Possession/ Ownership of Land with the Concerned Agency/ Department.
- ☐ Map of the site showing distance from the city/commercial centres.
- ☐ Letters for affirming utilities i.e. electricity, water supply, sewerage/Septage, public transport, if applicable
- ☐ Soil Testing report of the proposed site (if available)
- ☐ Details of general topography of the site in the form of Total Station Survey Drawings (if available)
- ☐ Proof of land use as per the Master Plan.
- ☐ Minutes of SLSMC approval along with forwarding letter from SLNA under PMAY (U)

Director (HFA)
MoHUA

Signature of authorized signatory
(Seal)
Name, Designation and Contact details of signatory
(Mission Director, PMAY-U)



Launched on
14th Jan, 2019



GLOBAL
HOUSING
TECHNOLOGY
CHALLENGE INDIA

LIGHT HOUSE PROJECT
CHALLENGE (GHTC-India)

Requirements:

- ✓ Provision of Land
- ✓ Provision for basic services
- ✓ Institutional Architecture
- ✓ Access to livelihood opportunities



20th Feb, 2019



States/UT Participation

Call for Application for Ministry
of Housing and Urban Affairs

Proposal Development by
State/UT



- ✓ With annexure and complete in all aspects.
- ✓ SLSMC approval of proposal
- ✓ Forwarded by SLNA

Letter of Intent/Proposal from
States/UTs to Ministry of



Scrutiny/Evaluation of proposal
by Technical Evaluation
Committee (TEC) constituted by
MoHUA



CSMC approval on six Light
House Projects (based on TEC
evaluation)



01-02 March, 2019



Announcement of selected
States/ UTs



MoU between MoHUA and
selected 6 States/UTs



July, 2019



Implementation of Light House
Project



Jan, 2021

Completion of Light House
Project