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Government of India

Ministry of Housing and Urban Affairs

**(HFA-V Division)**

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Room No. 3, Technical Cell, Gate No. 7,


Nirman Bhawan, New Delhi-110011

Dated: 21.06.2021

**OFFICE MEMORANDUM**

Sub: **Minutes of 4<sup>th</sup> PMC meeting held on 09.06.2021 through video conferencing under the Chairmanship of Secretary, MoHUA to review the progress of construction of LHPs under GHTC-India - reg.**

The undersigned is directed to forward herewith the minutes of the 4<sup>th</sup> meeting of the Project Monitoring Committee (PMC) held on 09.06.2021 through video conferencing in Room No.123-C, Nirman Bhawan, New Delhi under the Chairmanship of Secretary, Ministry of Housing and Urban Affairs to review the progress of construction of Light House Projects (LHPs) under Global Housing Technology Challenge - India (GHTC-India) for information and necessary action.

  
21/06/2021

(B.K. Mandal)

Under Secretary to the Government of India

Tel: 23063285

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**Encl.: As above.**

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2. ED, BMTPC Core 5-A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110003, E-mail: ska@bmtpc.org, shailesh.agrawal@gov.in
3. Principal Secretary (Urban Development), Government of Uttar Pradesh, Bapu Bhawan, Lucknow-226001, Tel: 0522-2239467 E-mail: cc.urbandev@gmail.com
4. Principal Secretary, Government of Madhya Pradesh, Urban Development and Housing Department, Palika Bhawan, Shivaji Nagar, Bhopal-462016, Tel: 0755-2552356, E-mail: psuaddmp@mpurban.gov.in
5. Secretary (UD & Housing), Government of Jharkhand, HEC Project Bldg. Dhurva, Ranchi-834004, Tel: 0651-2400962, E-mail: ud.secy@gmail.com
6. Principal Secretary, Housing and Urban Development Department, Government of Tamil Nadu, 3rd Floor, Namakkal Kavizar Mailiagai, St George Fort, Chennai-600009, E-mail: hud@tn.gov.in, Tel: 044-25670516
7. Secretary (Housing) Government of Gujarat, Gandhinagar-382010, Tel: 079-23251037, E-mail: securban@gujarat.gov.in

8. Special Secretary (UDD), Government of Tripura, Civil Secretariat, New Capital Complex, Agartala-799001, Tel: +91 381 241 3318, E-mail: kirangitteias@gmail.com
9. All the Mission Director (PMAY) of the concerned LHP States
10. All the concerned SLNA constituted for PMAY-U
11. All the concerned ULB/Development Authority
12. All the concerned IITs
13. Chairman, All India Council for Technical Education (AICTE)
14. Shri Rajan Bandelkar, Vice President, NAREDCO, GA - 1, Court Chambers 35, New Marine Lines, Mumbai-400020, Maharashtra, E-mail: rajanbandelkar@gmail.com, naredco.m@gmail.com
15. Chairman, CREDAI, B900 Shapath IV, Opposite Karnavati Club, SG Highway, Ahmedabad, Gujarat, E-mail: [renuka.nair@savvygroup.in](mailto:renuka.nair@savvygroup.in), [jaxay@savvygroup.in](mailto:jaxay@savvygroup.in)

**Copy to:**

1. M/s Malani Construction Co., Malani Complex, 58-Kotechanagar, Kalawad Road, Rajkot-360001, Gujarat, Site address, TP-32-Raiya, FP-63/10, Raiya Road, Near STP, Rajkot, Gujarat
2. M/s Mitsumi Housing Pvt. Ltd., The First, D-1108, 11<sup>th</sup> Floor, Behind Keshavbaugh Party Plot, Vastrapur, Ahmedabad-380015, Gujarat
3. M/s JAM Sustainable Housing LLP, C-1103, The First, B/H Keshavbaugh Party Plot, B/H ITC Hotel, Vastrapur, Ahmedabad-380015, Gujarat
4. M/s KPR Projectcon Pvt. Ltd., 17, RAM PLAZA, Navshakti Chowk. Bhabha Nagar, Nashik-422011, Maharashtra
5. M/s B G Shirke Construction Technology Pvt. Ltd., 72-76, Industrial Estate, Mundhwa, Pune-411036, Maharashtra
6. M/s SGC Magicrete LLP, 702, CTS No. 39 A and 39 B.S.V. Road, Near Andheri Sub-way, Andheri (West), Mumbai-400058

**Copy for information to:**

Sr. PPS to Secretary (HUA)/PPS to JS&MD (HFA)/PA to Director (HFA-V)

**Minutes of 4<sup>th</sup> Project Monitoring Committee (PMC) meeting held on 09.06.2021 under the Chairmanship of Secretary, Ministry of Housing and Urban Affairs (MoHUA) to review the progress of Light House Projects (LHPs) under Global Housing Technology Challenge – India (GHTC-India).**

The 4<sup>th</sup> meeting of PMC was convened on 09.06.2021 to review the progress of construction of LHPs at six locations under the Chairmanship of Secretary, MoHUA in Room No. 123-C, Nirman Bhawan through video conferencing/physical mode. Representatives of six State Governments namely Tripura, Jharkhand, Madhya Pradesh, Uttar Pradesh, Gujarat and Tamil Nadu; concerned Urban Local Bodies; Construction Agencies of LHPs and other PMC members including the representatives of BMTPC, NAREDCO, IIT Indore, IIT Kanpur, IIT Madras, IIT Kharagpur, Ministry of Education and AICTE participated in the meeting. The list of Participants is enclosed at **Annexure**.

2. At the outset, JS&MD (HFA) welcomed the participants and made a brief presentation on the current status of the construction activities at six LHPs. JS&MD (HFA) requested all construction agencies to adopt Covid appropriate behavior at the site and to vaccinate all labour and other construction staff at site without fail at the earliest. Considering the slow progress of work at all LHP sites due to recent second wave of Covid-19 pandemic, respective agencies were advised review their present status and submit revised strategy to meet the timeline.

3. During the State-wise presentation on the progress of LHPs, following points were discussed:

- a. **LHP Chennai, Tamil Nadu:** The Committee observed that out of 12 towers, the superstructure work is currently in progress in 10 towers, which are at different stages. In 2 towers, frame structure has reached up to fourth floor. However, it was informed by the agency that the work has slowed down during April and May 2021 because of Covid restriction imposed by the State Government and restricted movement of labour to the site. The agency assured that they will cover up the progress for achieving the target of completion of project as per the contract conditions. State Govt. assured to provide all necessary support to the construction agency for timely completion of the work.
- b. **LHP Indore, Madhya Pradesh:** The Committee observed that the substructure work has completed in all 08 towers. However, superstructure work for all 08 towers are yet to start. The agency informed that due to non-availability of oxygen cylinder for fabrication of steel structure and shortage of labour during the recent Covid pandemic, the work got delayed. State Govt. informed that the restriction of use of oxygen for industrial use was imposed for a certain period, which has now been lifted. The agency assured that they will speed up the construction work with more manpower and achieve the target of completion of project as per the contract conditions.
- c. **LHP Rajkot, Gujarat:** While reviewing the progress of the project, it was observed that work in three towers has reached up to plinth beam. Foundation work in six towers is at different stages of the construction and works of two towers are yet to start. The construction agency informed that the work was severely affected during the last two months due to lockdown imposed by the State Government and shortage of labour. The construction agency assured to start the superstructure



work of one of the tower on priority basis. The construction agency informed that with the use of tunnelform technology, it will be possible to speed up the work with the increased manpower and complete the project within the specified timeline. State Government informed that all 1,144 beneficiaries for proposed LHP have already been identified through a formal process.

- d. LHP Lucknow, Uttar Pradesh:** It was observed that work is not progressing as per the desired timeline. The agency informed that there was acute shortage of labour due to recent second wave of Covid pandemic and hence the progress at site got severally affected. It was assured by the agency that as soon as the substructure work gets completed in three towers, the superstructure work will be started by third week of June 2021 with engaging additional manpower. It was emphasized to speed up the progress of the project in order to achieve the target of completion of project as per the contract. Further no issues were raised by the State Govt.
- e. LHP Agartala, Tripura:** It was observed by the Committee that the pile foundation work is currently in progress. The agency informed that the piling work will be further expedited as work was affected due to bad weather condition and recent Covid pandemic situation during last two months. The agency was advised to speed up the work at war footing. The agency assured that they will cover up the progress as additional manpower and machinery has already been deployed at site. State Govt. assured to provide all necessary support to the construction agency for timely completion of the work. Also, it was informed by the State Govt. that 315 beneficiaries have been identified till date and the process is on.
- f. LHP Ranchi, Jharkhand:** The Committee noted with great concern that till now there is no progress on site due to non-availability of encumbrance free land. The Chairman directed the State Govt. that all issues related to land need to be resolved immediately to initiate the work, otherwise Ministry may be compelled to transfer the project to other State. The State Govt. assured that the issues will be resolved on priority basis and work will start on ground by 15<sup>th</sup> June, 2021. Also, Construction agency was instructed to deploy their manpower and machinery for soil testing in coordination with the State Govt. Ranchi Municipal Corporation was also advised to approve the building plan and other drawings of the projects on priority and felicitate the construction agency to get all other necessary statutory approvals from concerned department for commencement of work at LHP site at the earliest.

4. **Few common issues raised by the construction agencies are as follows:**

- a. As per the contract agreement, the work was required to start in January 2020. However, due to Covid-19 pandemic, the work could only start in January 2021 and it was again affected in month of April and May 2021 due to second wave of Covid. During this period there has been substantial increase in prices of materials especially steel and cement and also the labour cost has increased. The agencies requested to consider suitable cost escalation.
- b. Agencies also requested for extension of project completion time due to non-availability of materials and labour during second wave of Covid pandemic for another three months.



- c. M/s Malani Construction Co. requested for change of brand of lift to be used in LHP Rajkot, in view of the O.M. issued by CPWD (O.M. No DG/SE TAS(E)/Enlist. Rules-Lifts-A/03, dated 10<sup>th</sup> January, 2019). As per circular, enlistment of lift manufacturers is discontinued. NIT approving authorities may therefore take decision to invite tender of SITC of lifts as per prevailing rules, orders and Guidelines of the Govt. issued by the Govt. time to time and as per the requirements of the clients. The Committee considered the issue and allowed use of other brand of lift subject to the technical specification complying with relevant Indian Standard/NBC/CPWD norms. Brands already approved for similar height by the State Govt. Department/CPWD of respective LHP cities may be allowed to be used for LHPs.
- d. M/s B. G. Shirke Construction Technology Pvt. Ld. requested to replace the Flush doors with Polynorm steel flush doors in LHP at Chennai. The agency has submitted the detailed specification and technical comparison with wooden flush doors proposed in the contract. The agency has also informed that these doors, manufactured by them, have been used in projects of MHADA, CIDCO, DDA, AWHO etc. Test certificates from IPIRTI, Bangalore are also submitted. The doors are being manufactured as per IS 16074:2013 with galvanized steel sheet 0.8mm thick. It was also informed to the Committee that Polynorm doors are approved by CPWD and included in Delhi Schedule of Rates. Considering the technical specification being suitable for the residential use and already approved by CPWD and being used by various Government departments, the Committee approved the use of polynorm steel flush doors in LHP project at Chennai.
5. In respect of the issued raised by the agencies, the Chairman informed that suitable decision will be taken considering the existing provisions of the contract document.
6. On the request of JS&MD (HFA), the representative of NARECCO, Shri Rajan Bandelkar agreed to collect information regarding use of new and innovative technologies by the members of NAREDCO in their project and submit the same to MoHUA.
7. JS&MD (HFA) further informed that the MoHUA has initiated a program of online enrollment of Technograhis for promoting cross learning and imparting technical knowledge about the LHPs and use of innovative technologies. In this connection an e-module course for Technograhis has been launched by Ministry on 8<sup>th</sup> June, 2021. IITs and other Academic/Technical Institutions were requested to get their students and faculties enrolled as Technograhis and contribute for upgradation of these modules through Audio-visual methods.
8. Shri Buddha Chandrashekhar from AICTE assured to communicate all the Technical Universities/Colleges to include component of innovative technologies in their course curriculum and also instruct students to enroll as Technograhis and visit the LHP sites.
9. In the closing remarks, the Chairman informed that an International Conference and Exhibition will be planned on new and emerging technologies in year 2022 and requested IITs to participate and contribute in this conference. It was further advised by



the Chairman that the respective LHP States should complete the process of identification of beneficiaries at the earliest and also request technical institutes/ planning schools should include these new technologies in their course curriculum and encourage their students to visit the LHP sites.

10. The meeting ended with a vote of thanks to the Chair.

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A handwritten signature in blue ink, appearing to be 'S. P. Singh', written in a cursive style.

## List of Participants

S. No.	Name and Designation	Organisation
1.	Shri Durga Shanker Mishra, Secretary, MoHUA - Chairman	Ministry of Housing and Urban Affairs (MoHUA)
2.	Shri Amrit Abhijat, Joint Secretary & Mission Director (HFA)	
3.	Shri R.K. Gautam, Director (HFA-V)	
4.	Shri Shailesh Kumar Agrawal, ED	Building Materials and Technology Promotion Council (BMTPC)
5.	Prof. Anil D. Sahasrabudhe, Chairman	All India Council for Technical Education (AICTE)
6.	Dr Buddha Chandrashekhar, Chief Coordinating Officer	
7.	Shri Chhavi Ranjan, District Commissioner, Ranchi	Govt. of Jharkhand
8.	Ms. Vijaya Jadhav, Mission Director (PMAY-U)	
9.	Shri Mukesh Kumar, Commissioner, Ranchi Municipal Corporation	
10.	Shri Shailesh Priyadarshi, Assistant Director (UD&HD)	
11.	Shri Rajan Kumar, SLTC Expert	
12.	Shri Kiran Kumar Gitte, Secretary, Directorate of Urban Development Department	Govt. of Tripura
13.	Shri Mihir Gope, Chief Planner	
14.	Shri Umesh Pratap Singh, Director, SUDA	Govt. of Uttar Pradesh
15.	Shri Atul Singh Chauhan, PO, SUDA	
16.	Shri Asjad, SLTC Expert	
17.	Shri Lochan Sehara, Secretary (Housing & Nirmal Gujarat)	Govt. of Gujarat
18.	Shri Bhavin Patel, Project Coordinator, Affordable Housing Mission	
19.	Shri Udit Agarawal, Commissioner, Rajkot Municipal Corporation	
20.	Ms. Alpana Mitra, City Engineer, Rajkot Municipal Corporation	
21.	Shri Harsh Patel, Municipal Civil Engineer, Affordable Housing Mission	
22.	Shri Nitesh Kumar Vyas, Principal Secretary - Housing and Urban Development	Govt. of Madhya Pradesh
23.	Shri Nikunj Kumar Shrivastava, Commissioner, UADD	
24.	Shri Rohit Singh, Mission Director/ Addl. Commissioner, UADD	
25.	Ms. Pratibha Pal,	

	Commissioner, Indore Municipal Corporation	
26.	Shri Moonish Ahmad Ansari, SLTC Expert	
27.	Shri Hitesh Kumar Makwana, Secretary – Housing	Govt. of Tamil Nadu
28.	Shri Sethupathi, Chief Engineer, TNSCB	
29.	Shri Selvamani, Executive Engineer, TNSCB	
30.	Prof. Ravi Sinha	Indian Institute of Technology (IIT) Bombay
31.	Prof. Meher Prasad	Indian Institute of Technology (IIT) Madras
32.	Prof. Subrata Chattopadhyay	Indian Institute of Technology (IIT) Kharagpur
33.	Prof. Manish Kumar Goyal	Indian Institute of Technology (IIT) Indore
34.	Shri Vikash Ranjan	GIZ, New Delhi
35.	Shri C.N. Jha, Dy. Chief	BMTPC
36.	Shri Pankaj Gupta, Dy. Chief	
37.	Shri Sharad Gupta, Dy. Chief	
38.	Shri Dalip	
39.	Shri Manish Kumar, Consultant	
40.	Shri J.K. Prasad, Consultant	Programme Management Unit (PMU) of HFA, MoHUA
41.	Shri Manish Kumar-2, Consultant	
42.	Shri Kanha Godha, Consultant	
43.	Shri Naveen Rai, Consultant	
44.	Shri Abhishek Mishra, Consultant	
45.	Ms. Pooja Gupta, Consultant	
46.	Ms. Surbhi, PSP	
47.	Shri Rajesh Goel	
48.	Shri Rajan Bandelkar	NAREDCO
49.	Shri Sumit Bhatia	
50.	Shri Yogesh Aychitte, SRAM	M/s B.G. Shirke Construction Technology Pvt. Ltd.
51.	Shri Siddhartha Sharma	M/s SGC Magicrete LLP
52.	Shri Saurabh Bansal	
53.	Shri Vitrang Sampura	M/s Malani Construction Co
54.	Shri Manoj Malani	M/s Mitsumi Housing Pvt. Ltd.
55.	Shri Ajay Shah	M/s Jam Sustainable Housing LLP
56.	Shri Kapil Dev Sharma	
57.	Shri Rakesh Koladiya	M/s KPR Projectcon Pvt. Ltd.
58.	Shri Sanjay Patkar	
59.	Shri Kashinath Kinge	
60.	Shri Padmanaban Lakshmanan	
61.	Shri Jayanta Jyoti Bora	
62.	Shri Unmesh Raja	
63.	Ms. Urvi Dlawadi	
64.	M/s Mehata Associates	