

No. N-11019/11/2019-HFA-V-UD-Vol-I (FTS-9064637)
Government of India
Ministry of Housing and Urban Affairs
(HFA-V Division)

Room No. 3, Technical Cell, Gate No. 7,
Nirman Bhawan, New Delhi-110011
Dated: 22.10.2021

OFFICE MEMORANDUM

Sub: **Minutes of 6th PMC meeting held on 17.08.2021 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 6th meeting of the Project Monitoring Committee (PMC) held on 17.08.2021 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.


(B.K. Mandal)

Under Secretary to the Government of India
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Encl.: As above.

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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
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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
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Copy for information to:

1. Sr. PPS to Secretary (HUA)
2. Sr.PPS to AS (H&V)
3. PPS to JS (HFA)
4. PA to Director (HFA-V)

Minutes of 6th Project Monitoring Committee (PMC) meeting held on 17.08.2021, 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 6th meeting of PMC was convened on 17.08.2021 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 (ULBs); Construction Agencies of LHPs and other PMC members including the representatives of BMTPC, NAREDCO, IIT Indore, IIT Kharagpur, IIT Madras, IIT Roorkee and CSIR-NEIST Jorhat participated in the meeting. The list of Participants is enclosed at **Annexure-II**.

2. At the outset, Additional Secretary (H&V) welcomed the Chairman & participants and requested Director (HFA-V) to make a presentation to apprise the current status of LHPs to the Committee. While presenting the status, it was observed that progress of construction work at most of the sites is slow as compared to the target committed by the construction agencies during the last PMC meeting.

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

- a. **LHP Chennai, Tamil Nadu:** The Committee observed that the superstructure work has been completed in 05 out of 12 towers and internal & external plastering and masonry works is in progress in all towers. The sample flat is also completed. The agency informed that superstructure work of all buildings will be completed by August end. The Committee desired the agency to take appropriate pro-active measures to speed up the work. Agency confirmed to increase the manpower accordingly.
- b. **LHP Rajkot, Gujarat:** The Committee showed concern on the slow progress since last PMC review meeting. The agency confirmed that the superstructure work of two towers has already reached up to the 10th floor and the super structure work of another two towers will start by next week. The agency informed the Committee that the placement of tunnel formwork at upper stories got affected due to high wind pressure during last month. The agency also committed that the sample flat would be completed by 15th September 2021. The Committee desired that adequate precaution may be taken during high wind to ensure quality and safety of the workers. Considering the slow progress of the work, the agency was advised to review the work schedule and speedup the work.
- c. **LHP Indore, Madhya Pradesh:** The Committee observed that there is no significant progress at site since last meeting. The agency informed that four vendors have been engaged for prefabricated components, so as to speed up the work. It was informed that the prefabricated components are ready in the factory and super-structure framework of four towers would be completed by the end of the August and next four towers will be completed by end of the September. The agency confirmed that sample flat would be completed by 15th September 2021.

- d. LHP Lucknow, Uttar Pradesh:** It was observed that work is not progressing as per the desired timeline. The agency informed that the prefabricated components for two towers have been delivered at the site and the balance components are ready in the factory. The agency committed that the super-structure framework of three towers would be completed by September 2021. The agency confirmed that the social infrastructure work has also started. The agency confirmed that sample flat would be completed by 15th September 2021. The agency stated that handover of the completed houses with necessary infrastructure to the identified beneficiaries would be done in phased manner. The agency was advised to speed up the work to complete the project as per the scheduled timeline.
- e. LHP Ranchi, Jharkhand:** The Committee was informed that all NOC/Statutory approvals have been obtained except EIA clearance. The State Govt. informed that the EIA clearance would be ensured in a week. The Committee directed State Government to expedite the matter with concerned Department so that the work could be started at the earliest. The agency informed that the work for setting up of casting yard is in progress and the production will start by 15th September 2021. The Committee desired the sample flat may be ready by October 2021.
- f. LHP Agartala, Tripura:** It was observed by the Committee that the pile foundation work for 1,050 out of 1,750 has already been completed. The Committee raised concerns about the slow progress of the work and expected speedier construction since most of the components to be used in the work are factory made. The agency informed that work is getting affected due to frequent heavy rain which would continue during September and the nodal officer from the State Government confirmed the same. Due to the rain, site has become marshy, making the operation of machinery difficult. Agency has planned to set up mobile factory for production of LGSF sections. The nodal officer informed that so far, 372 beneficiaries have been identified and it would be desirable to complete the sample house at the earliest. The nodal officer also informed that the branding of LHP has been done throughout the city to attract the beneficiaries. The Agency committed to complete a sample flat by September 2021 and complete the project in scheduled timeline.

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

On the question of cost escalation raised by the construction agencies due to delayed start of work and abnormal increase in the prices of cement, steel prefabricated components, and other materials, labours, POL etc. during the Covid-19 period, it was decided that the matter may be sent to CPWD for detail examination. It was also decided that the request of construction agencies for advance against prefabricated components/formwork may also be forwarded to CPWD for examination and to give their recommendations.

Agencies of LHP Chennai, Indore and Rajkot have requested for Anti-skid ceramic tiles instead of Kota Stone in Passage due to variation in thickness of floors in rooms & passage. This was not agreed by the PMC as Kota stone has better durability.

Some other issues related to materials, specification of construction work were also discussed. The decisions taken on these issues are enclosed as **Annexure-I**.

The Committee also reviewed the status of projects under ASHA-India in five Incubation Centers. IIT Kharagpur and IIT Roorkee informed that they have already submitted the proposals to the Ministry for incubation of identified potential technologies. IIT Madras confirmed to submit the proposal on 3D printing technology shortly to the Ministry.

The Committee advised Director CBRI to expedite the work on the proposal of the identified potential technologies allotted to ASHA India-Jorhat Centre and also explore the technologies using local materials for the benefit of the North-Eastern region of the country.

It was also advised to organize onsite/webcasting of the important activities during the construction period on regular basis for Technograhis and other Stakeholders. BMTPC was directed to coordinate and plan accordingly.

Further, the participants were informed that MoHUA is organizing three days Conference-cum-expo Indian Housing Technology Mela (IHTM) for promoting indigenous construction technologies/materials at Lucknow in September 2021 or later on and desired all Stakeholders to actively participate in the event.

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



Decisions taken by PMC

S. No.	Issues	Decision Taken by PMC
1	Construction agency of LHP Agartala has requested for changes in brands of some from approved tender make.	Not agreed and as per the contract condition.
2	Construction agency of LHP Chennai has informed that the payment schedule as per the contract agreement for various stages of construction is not proportionate with the quoted rates. The billing of building works is much more than the allocated in the agreement resulting in negative cash flow. The agency has requested to rationalize the payment schedule based on the percentage of building works and external development works.	Not agreed and as per the contract condition.
3	Construction agency of LHP Chennai has requested to approve PVC door for toilet which has better specification with 35 mm thick shutter factory made from 5mm rigid PVC sheet and shatter proof and non-brittle without any cost implication.	If the specification is better than given in the tender. Agency to submit the detail comparative specifications.
4	Construction agency of LHP Lucknow has requested for changes in some brands of materials from approved tender make.	As per the contract condition.
5	Construction agency of LHP Rajkot has requested use of Ground Granulated Blast Furnace Slag (GGBFS) for use in mortar for masonry and plastering work as GGBFS is sustainable and environment friendly material.	Agreed. Agency to submit the detail specifications and proportions. GGBS shall conform to IS16714:2018 Specification for Ground granulated blast furnace slag for use in cement, mortar and concrete.
6	Construction agency of LHP Rajkot has requested that as per tender specification, Mat finish Vitrified tiles is approved for inside the flat but as per general practice and also in the most of the Government and Private households, Glossy Vitrified tiles are used which gives better finishes, easy to clean & with much better reflection of lighting. The agency has requested to approve Glossy Vitrified Tiles for flooring inside the flat.	Agreed as per the site condition.
7	Construction agency of LHP Rajkot has requested that for staircase, single piece Kota of 6'6" is mentioned in tender but for such long single piece, thickness is coming more thickness and also such long piece is coming with the bend. The agency has requested to approve to use of the Kota stone in two pieces instead of single piece to maintain thickness and level of the same.	Not agreed and as per the contract condition.

8	Construction agency of LHP Rajkot has requested that flush Door shutter thickness mentioned in tender is 35 mm which is very thick & also too heavy. In Gujarat State most of the housing projects and Rajkot Municipal Corporation – Avas Project also used 30 m thick which is equivalent in safety and also BSI marked and approved. The agency has requested to approve use of 30 mm Flush door shutters instead of 35 mm.	As per the contract condition.
9	Construction agency of LHP Rajkot has informed that the companies of UPVC Windows listed in the tender documents have exaggerated or inflated to very high level knowing that they are listed in the tender documents and taking advantage of monopoly. The agency has requested to approve NCL-VEKA brand which is internationally acclaimed brand from Germany also registered with CPWD.	Agreed - Agency to submit the detail comparative specifications. specification of NCL-VEKA should be better than the brand mentioned in the approved make of contract.
10	Construction agency of LHP Rajkot has informed that Ambuja Cement is one of the approved brands but they are concentrating only on exports and are not willing to supply locally. J.K. Cement, Birla Cement, ACC Cement have manufacturing plants outside Gujarat and are not willing to supply beyond Ahmedabad City and Rajkot LHP which is located around 200 plus Kms. from the Ahmedabad City. Ultratech Cement is ready to supply up to our site project at Rajkot but not willing to commit delivery as per our requirement and schedule. This is hampering progress at site. The agency has requested to approve use of Siddhi Cement and Hathi Cement is also a very well-known brand & also older than Ultratech Cement. Agency has claimed that both the companies have major cement plants in Saurashtra & also approved by Gujarat Government and also Rajkot Municipal Corporation. These two cement brands are used 100% by Rajkot Municipal Corporation in their own projects.	As per the contract conditions.

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List of Participants

S. No.	Name and Designation	Name of the Organisation
1.	Shri Durga Shanker Mishra, Secretary, MoHUA - Chairman	Ministry of Housing and Urban Affairs (MoHUA)
2.	Shri S K Bagde, Additional Secretary (H&V)	
3.	Shri R.K. Gautam, Director (HFA-V)	
4.	Shri Shailesh Kumar Agrawal, ED	Building Materials and Technology Promotion Council (BMTPC)
5.	Shri Mukesh Kumar, Commissioner, Ranchi Municipal Corporation	Government of Jharkhand
6.	Ms. Sheetal Kumari, Assistant Municipal Commissioner, Ranchi Municipal Corporation	
7.	Ms. Kalyani Pampana, SLTC Expert	
8.	Shri Mihir Gope, Chief Planner	Govt. of Tripura
9.	Ms. Yashu Rustagi, Director, SUDA	Govt. of Uttar Pradesh
10.	Ms. Pooja Agnihotri, Assistant Director, SUDA	
11.	Shri Asjad Alvi, SLTC Expert	
12.	Shri Amit Arora, Municipal Commissioner, Rajkot Municipal Corporation	Govt. of Gujarat
13.	Ms. Alpana Mitra, Municipal Engineer, Rajkot Municipal Corporation	
14.	Shri Bhavesh Dhamecha, Deputy Executive Engineer, Rajkot Municipal Corporation	
15.	Shri Bhavin Patel, Project Coordinator, Affordable Housing Mission	
16.	Shri Harsh Patel, Municipal Civil Engineer, Affordable Housing Mission	
17.	Shri Rohit Singh, Mission Director/ Addl. Commissioner, UADD	Govt. of Madhya Pradesh
18.	Shri G S Saluja, Superintending engineer	
19.	Ms. Pratibha Pal, Commissioner, Indore Municipal Corporation	
20.	Shri Moonis Ahmed Ansari, SLTC Expert	
21.	Shri A. Selvamani, Superintending Engineer, TNSCB	Govt. of Tamil Nadu
22.	Shri Senthil Kumar, SLTC Expert	

23.	Prof. Subrata Chattopadhyay	Indian Institute of Technology (IIT), Kharagpur
24.	Prof. Manish Kumar Goyal	Indian Institute of Technology (IIT), Indore
25.	Prof. Meher Prasad	Indian Institute of Technology (IIT), Madras
26.	Prof. Anshuman Kumar	Indian Institute of Technology (IIT), Roorkee.
27.	Prof. Gopalakrishnan Nagasubramanian	CBRI, Roorkee
28.	Prof. G. Narahari Sastry	CSIR-NEIST, Jorhat
29.	Shri C N Jha, Dy. Chief	Building Materials and Technology Promotion Council (BMTPC)
30.	Shri Pankaj Gupta, Dy. Chief	
31.	Shri Sharad Gupta, Dy. Chief	
32.	Shri Dibakar Debnath	
33.	Shri Manish Kumar, Consultant	Project Management Unit (PMU) of HFA, MoHUA
34.	Shri J.K. Prasad, Consultant	
35.	Shri Kanha Godha, Consultant	
36.	Shri Manish Kumar-2, Consultant	
37.	Shri Naveen Rai, Consultant	
38.	Shri Abhishek Mishra, Consultant	
39.	Ms. Shruti Siksha, Consultant	
40.	Ms. Pooja Bhatt, Consultant	
41.	Ms. Surbhi Sagar, PSP	
42.	Shri Rajesh Goel	NAREDCO
43.	Shri Rajan Bandelkar	
44.	Shri Sumit Bhatia	
45.	Shri Yogesh Aychitte	M/s B.G. Shirke Construction Technology Pvt. Ltd.
46.	Shri B.G. Sangale	
47.	Shri B L Kale	M/s SGC Magicrete LLP
48.	Shri Siddhartha Sharma	
49.	Shri Vitrang Sampura	M/s Malani Construction Co
50.	Shri Manoj Malani	
51.	Shri Umesh Malani	M/s Mitsumi Housing Pvt. Ltd.
52.	Shri Ajay Shah	
53.	Shri Vishrut Shah	M/s Jam Sustainable Housing LLP
54.	Shri Kapil Dev Sharma	
55.	Ms. Nidhi Vora	M/s KPR Projectcon Pvt. Ltd.
56.	Shri Sanjay Patkar	
57.	Shri Kashinath Kinge	M/S Rising Japan Infra Group
58.	Shri Ratan Singh Choudhary	
59.	Shri Girish Choudhary	M/S Novel Assembler Private Ltd.
60.	Shri Sudhir Kumar	
61.	Shri Saurabh Shiradhonkar	
62.	Shri Ashwin Kumar	
63.	Shri Dinesh Kumar Patel	
64.	Shri Ankush Chourasia	
65.	Shri Hari Bhardwaj	
66.	Ms. Radhika Chetri	
67.	Ms. Urvi Dalwadi	
68.	Shri Saurabh Shiradhonkar	

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