

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,

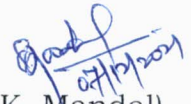
Nirman Bhawan, New Delhi-110011

Dated: 07.12.2021

OFFICE MEMORANDUM

Sub: **Minutes of the meeting held on 03.12.2021 under the chairmanship of Joint Secretary & Mission Director (HFA), Ministry of Housing and Urban Affairs (MoHUA) to review the progress of Light House Projects (LHPs) under Global Housing Technology Challenge - India (GHTC-India) - reg.**

The undersigned is directed to forward herewith minutes of the meeting held on 03.12.2021 in Room No.120-G, NBO Building, Nirman Bhawan, New Delhi under the chairmanship of Joint Secretary & Mission Director (HFA), Ministry of Housing and Urban Affairs (MoHUA) 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.

To,

1. ED, BMTPC Core 5-A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110003, E-mail: ska@bmtpc.org, shailesh.agrawal@gov.in
2. 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
3. M/s Mitsumi Housing Pvt. Ltd., The First, D-1108, 11th Floor, Behind Keshavbaugh Party Plot, Vastrapur, Ahmedabad-380015, Gujarat
4. M/s JAM Sustainable Housing LLP, C-1103, The First, B/H Keshavbaugh Party Plot, B/H ITC Hotel, Vastrapur, Ahmedabad-380015, Gujarat
5. M/s KPR Projectcon Pvt. Ltd., 17, RAM PLAZA, Navshakti Chowk. Bhabha Nagar, Nashik-422011, Maharashtra
6. M/s B G Shirke Construction Technology Pvt. Ltd., 72-76, Industrial Estate, Mundhwa, Pune-411036, Maharashtra
7. 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:

1. PPS to JS&MD (HFA)
2. PA to Director (HFA-V)

Minutes of the meeting held on 03.12.2021, under the chairmanship of Joint Secretary & Mission Director (HFA), Ministry of Housing and Urban Affairs (MoHUA) to review the progress of Light House Projects (LHPs) under Global Housing Technology Challenge – India (GHTC-India).

A meeting was convened on 03.12.2021 to review the progress of construction of LHPs at six locations under the chairmanship of Joint Secretary & Mission Director (HFA), Ministry of Housing and Urban Affairs (MoHUA) in Room No. 120-G, Nirman Bhawan with the construction agencies of LHPs. Representatives of Construction Agencies of LHPs, officials of BMTPC and PMU were present in the meeting. The list of Participants is enclosed at **Annex-I**.

2. In the opening remarks, after welcoming the participants, Joint Secretary & Mission Director expressed concern about slow rate of progress of the projects as compared the progress assured by the agencies. Thereafter, Director (HFA-V) made a presentation to appraise the current status of LHPs and related issues.

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

- a. **LHP Chennai, Tamil Nadu:** It was observed that after completion of the Superstructure work in all 12 Towers, social & external infrastructure work is now in progress. Physical progress as on date site is 81% as on date. The external infrastructure could not progress as planned during November due to unprecedented rains, however internal finishing work along with infrastructure work will be completed by March 2022. The chairman reiterated that all efforts should be made to complete the project by March 2022.
- b. **LHP Rajkot, Gujarat:** Superstructure work of 7 towers out of 11 towers has started and 4 towers are completed. Internal works is in progress. Work of community hall and Anganwadi has also started. The Physical progress at Site is 43% as on date as compared to targeted 60%. The chairman showed concern about slow progress rate for last two months and advised that same should be expedited to make up the gap.
- c. **LHP Indore, Madhya Pradesh:** The Superstructure work has started in all 8 Towers. Boundary wall, community center, internal road, underground water tank, sewer line, SWM plant work is in progress. The Physical progress at Site is 42% as compared to targeted 65%. Agency assured that the project will be completed by April 2022. However the chairman expressed that unless they increase their rate of progress to at least 12% per month, it will be difficult to complete the project in April 2022. Accordingly, it was advised to take all measures including increased resources to make up the gap.
- d. **LHP Lucknow, Uttar Pradesh:** Superstructure work has started in all the 4 towers. Steel columns have been installed upto 6th floor in 2 Towers & upto 4th floor in 2 towers. The Physical progress at site is 30% against target of 60%. The chairman observed that it is a huge gap and progress has been very slow since beginning of the project. The agency informed that slow progress is attributed to non availability of all components of wall panels by technology provider due to which steel structure could not be erected further vertically. A meeting has been

convened by the agency at site to resolve the issue with technology provider, structural consultant and project engineers. The agency assured to achieve progress of 14% by end of December. The agency was advised to speed up the work to complete the project as per the scheduled timeline.

- e. **LHP Ranchi, Jharkhand:** The foundation work of 4 towers out of 7 is in progress. The agency has started erection of Pre-cast boundary wall. Setting up of Casting Yard is in finishing stage and trial casting is expected in mid December. The Physical progress at site is 19%. The chairman advised the agency to maintain the pace of construction so as to complete the project as per schedule.
- f. **LHP Agartala, Tripura:** The casting of Piles for four towers has completed. Presently integrity and dynamic load test is in progress. The work on casting of grade slab has been initiated. It was informed by the agency that machine for forming of steel section has reached at the site and will be installed shortly which will help in increasing the speed of work. The Physical progress at site is 27% as against 60%. PEB material has also reached at the site. The chairman desired to expedite the work and complete the project as per schedule.

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

1. Payment terms given in the contract agreement are as per the conventional technology and hence do not match with the actual physical progress according to technology and actual expenditure incurred. The chairman desired that a comparative statement of payment terms as per tender and suggested as per actual progress/expenditure may prepared.
2. All the agencies requested to consider cost escalation due to steep rise in prices of Steel, Cement and other commodities & labour wages during Covid 19 Pandemic period.

It was discussed to review and prepare the detail report on the same.

In the closing remark, the Chairman emphasized that Light House Projects are first of its kind in the country giving opportunity to the agencies to be front runner in future for taking forward these technologies on large scale. This should be a matter of pride for them to be associated with lighthouse projects and should make concerted efforts to make these projects success.

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



List of Participants

S. No.	Name and Designation	Name of the Organization
1.	Shri Kuldip Narayan, JS&MD (HFA)	Ministry of Housing and Urban Affairs (MoHUA)
2.	Shri R.K. Gautam, Director (HFA-V)	
3.	Shri Sharad Kr. Gupta, Dy. Chief	Building Materials and Technology Promotion Council (BMTPC)
4.	Shri C.N. Jha, Dy. Chief	
5.	Shri Pankaj Gupta, Dy. Chief	
6.	Shri Yogesh Aychitte	M/s B.G. Shirke Construction Technology Pvt. Ltd.
7.	Shri Siddhartha Sharma	M/s SGC Magicrete LLP
8.	Shri Manoj Malani	M/s Malani Construction Co
9.	Shri Ajay Shah	M/s Mitsumi Housing Pvt. Ltd and M/s Jam Sustainable Housing LLP
10.	Shri Kashi Nath	M/s KPR Projectcon Pvt. Ltd.
11.	Shri Manish Kumar, Consultant	Project Management Unit (PMU) of HFA, MoHUA
12.	Shri J.K. Prasad, Consultant	
13.	Shri Kanha Godha, Consultant	
14.	Shri Manish Kumar-2, Consultant	
15.	Shri Naveen Rai, Consultant	

