



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
CENTRAL GOVERNMENT EMPLOYEES
WELFARE HOUSING ORGANISATION
(Ministry of Housing & Urban Affairs, Govt. of India)
(An ISO 9001-2015 Organisation)

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No.T-119/12

September 24, 2019

Cas per list attached

Sub: Minutes of the second Project Monitoring Committee meeting – Chennai Ph-III project

Sir,

Please find enclosed herewith the minutes of the second Project Monitoring Committee meeting held on 30.08.2019.

Yours faithfully,

(Gagan Gupta)

Dy. Director (Tech)

For Chief Executive Officer

Encl: a.a

MINUTES OF MEETING

Meeting : PROJECT MONITORING COMMITTEE - 2ND MEETING

Date : 30.08.2019

Agenda : To Review the Progress of the Project.

Location : Chennai Ph III site office

MEMBERS PRESENT

CGEWHO	MINISTRY OF HOUSING	BENEFICIARIES NAME	REG NO
1 Sh.Bhupinder Singh,CEO	1 Dr. Narayana Rao Battu , Dy. Sec Housing	1 Sh. M. Ravi	CMA1402
2 Sh..Gagan Gupta, H.O.D (Tech),		2 Sh. C.Viswanathan	CMB0096
3 Sh. M Mahesh, Project Manager		3 Sh. M.Sangameswaran	CMB0450
4 Sh. Vignesh kumar, Project Engineer		4 Sh. G.Raghava	CMC0508
5 Smt.Rennu khanna M/s. Renu Khanna & Associates, Project Management Consultant		5 Sh. R.Mohan	CMD0514

WELCOME ADDRESS

1	Address by CEO, CGEWHO	CEO addressed the PMC Members and briefed about the CGEWHO and the projects of the organisation. He explained the PMC members that every year one prjoect is being handed over to the beneficiaries and another three projects are in approval stage.
2	Address by H.O.D(Tech), CGEWHO	H.O.D (Tech) addressed the PMC Members that the purpose of this meeting is to form interaction with beneficiaries in regard of monitoring the progress of work and to have good rapport between CGEWHO and beneficiaries.

MEETING DISCUSSIONS

Sl.N	PARTICULARS	BENEFICIARIES POINTS	CGEWHO CLARIFICATIONS
1	Labour Strength	Present labour strength deployed at the Project.	Present Labour Strenth is 350, which is less due to ongoing festival time and rainy season. However, efforts are being taken to increase labour strength around 450.
2	Value of Work Done Achieved	Present Value of Work done achieved.	We achieved around 30 % of work at site. Sample Flat for type B & C type are completed and 'D' type sample flat will be completed before the end of October '19, which automatically increase the VWD accordingly.
3	Construction Quality & Safety Stds.	Construction quality and safe working culture need be ensured	It was explained that the construction is done as per CPWD norms and Quality Checklist as per IS are being followed. Safety PPE at site has been implemented strictly. It was also informed that both the safety and quality are monitoring by M/s Renu Khanna & Associates, our Project Management Consultant.
4	Cancellation Notice issued to Beneficiaries	Some default beneficiaries requested time extension for paying the dues. Consideration requested to retain allotment.	Suitable time extension shall be granted by CGEWHO if the concerned beneficairy send a formal letter to HO.
5	Better Specification from Ph II to Ph III consideration	PMC members want to know about the their specification.	It was clarified that better specification like UPVC windows, CPVC,UPVC pipeline, Godrej Rosset Lock, Chrome plating door accesseries, Front Teak wook, internal Sal/Mirani frames with solid core flush doors with archietrave.etc. are being provided.
6	Loft Provision	PMC members asked for lofts for better storage purpose.	Provisioning of lofts will be considered.
7	Provision of Split AC -Hole Identification	PMC members asked for the AC hole identification mark in the wall	It was agreed to provide hole in the wall for easy AC installation purpose.

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	<u>Rain Water Harvesting & Tree Plantation</u>	PMC members expecting for Rain water harvest and Tree plantation.	It was clarified that CGEWHO has already planned for proper rain water harvesting arrangement and tree plantation will also be done wherever possible.
9	<u>Certificated for Water Potability & M.Sand</u>	How about Quality of Water & M.Sand used for construction.	It was confirmed that Water Potability Test has been conducted through Anna University. M.Sand is procured only from the Quarries approved by Govt. of Tamilnadu.
10	<u>Slow Progress in A type Block</u>	PMC members noticed about A type Block slow progress..	Due to various reasons like Stay Order from Madras High Court , scarcity of labours, lok sabha election, force majeure, the over all schedule of the Project was delayed by eight months. In addition to the above, in type 'A' , the construction was delayed due to poor performance of the sub-vendors, who was replaced by another sub-vendor.
11	<u>Monthwise Progress timely uploading in web site and wats up group formation</u>	PMC members requested for timely uploading of monthwise progress	Agreed to create a Whatsapp group. It was clarified that uploading of monthwise progress report was delayed due to court stay and now it is streamlined.
12	<u>Plumbing Line checking with Consultant.</u>	PMC members requested to check the pipe lines by Plumbing consultant in order to avoid Seepage issues.	It was confirmed that a Plumbing consultant was deployed by the Contractor.
13	<u>Third Installment Callup.</u>	When will be Third Installment callup letter expected.	The members were informed that the third call-up ntoice will be sent to the beneficiaries on attaining 45% completion of the Project.
14	<u>Solar and CCTV System implementation</u>	PMC members asked for Solar and CCTV provision	It was explained that the solar and CCTV are not under CGEWHO scope and can be done by AOWA, once it is formed.
15	<u>Water supply</u>	PMC members asked about water supply arrangement	Sufficient good portable water available through bore wells. In addition, the necessary payment has been made to Avadi Corporation for corporation water supply.
16	<u>Court Litigation by Phase-II association.</u>	What is the actual status of the Court case filed by the Phase-II associaiston.	The PMC members were informed that the Hon'ble High Court of Madras have given the judgmenet in CGEWHO's favour in all the cases filed by Phase II association and the Judgement Orders are available in CGEWHO's website for reference.

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List of Beneficiary Members – Project Monitoring Committee, Chennai Ph-III

1. Sh R Mohan
35, Saraswathi Nadhi Street
Mahatma Gandhi Nagar
Madurai – 625 014
2. Sh M Ravi
42, Muppadaai Nagar
Vellanoor,
Avadi, Paruthipattu
Chennai - 600 071
3. Smt V Chandra Mahadevan
'Sudan Villa' 187, New Military Road
Avadi
Chennai – 600 054
4. Sh S Vishnuvardhan
Sr Scientist
Fatigue & Fracture Lab
CSIR – Structural Engg, Research Centre, CSIR Campus
Taramani, Chennai – 600 113
5. Sh C Raghava
C/o Sh R Prabhakar
'Sri Krishna Forture'
598, 7th Main, 11th Cross
J P Nagar, 3rd Phase
Bangalore – 560 078

Ministry officials

1. Sh Akil Saxena
Dy. Secretary (Housing)
M/o Housing & Urban Affairs
Nirman Bhawan, New Delhi – 110 001
2. Sh N R Bhattu
Jt. Secretary and Legislative Counsel
M/o Law & Justice
Shastri Bhawan, New Delhi

Project Manager

Sh M Mahesh
Project Manager
Flat No.58, Block No.C5
Kendriya Vihar-II, Paruthipattu,
(Avadi-Poonamallee Road)
Chennai – 600 071

PMC

M/s. Renu Khanna & Associates
H.No.138, Sector-10
Panchkula – 134 019