

Minutes of PMC Meeting held on 11.04.2015

The 3<sup>rd</sup> Project Monitoring Committee (PMC) meeting was held under the Chairmanship of ShAkhilesh Kumar, Chief Executive Officer, CGEWHO on 11.04.2015 at project office, CGEWHO Housing Project, Phase-II, Mohali (Punjab). The following members were present in the meeting:

CGEWHO	M/o HUPA	CONTRACTOR	Proj. Management Consultant	PMC Members	Allottees
ShGagan Gupta Dy. Dir (Tech)	Sh A N Jha, Under Secretary (AA)	Sh Suresh Gola	Sh C M Sapra	ShVivekVerma	Sh S C Gulyani
ShBant Singh, Project Manager				ShMohinder Pal Singh	ShLeelaDhar
				ShSurinder Kumar Joshi	Sh Rajneesh Verma
				ShChanderShekhar	
				ShBhagat Singh	

The Chairman welcomed all PMC members and other beneficiaries of the housing scheme who were present in the meeting. All members introduced themselves in the meeting and afterwards, the meeting proceeded further.

The following points were discussed in the meeting:

- (i) All the points with regard to the PMC held on 22.11.2014 were discussed and it was intimated that due to proactive approach of CGEWHO, out of 117 unsold DUs 12 DUs were sold (@ fixed cost of INR 3400/- psf) due to the various advertisements in different newspaper and hoardings at prominent positions. It was also shared with the PMC members that still the project has huge deficit which include of around INR 8crores from the existing beneficiaries and efforts are being made to come out of this deficit.
- (ii) PMC members were informed that the due to financial crunch the progress of the project is currently 53.56% an increase of just 7% from 46.25% as informed during the 2<sup>nd</sup> PMC held on 22<sup>nd</sup> November 2014. The Chairman assured that from now onwards the project work would be in full swing and the project progress would not hamper due to financial crunch. He further emphasized that all the allottees must pay/ clear their dues in time for better cash flows and timely completion of the project.

- (iii) PMC members were informed that efforts are in place to ensure that 80% the project progress is achieved till August 2015. Accordingly, the CGEWHO is planning to call 6<sup>th</sup> installment with last date in the month of Sept. 2015.
- (iv) PMC members were informed that the approval of drawing for services and covered parking has been granted. Further, the contract for the lifts work has been awarded with the objective of timely project completion. Also aluminium works being the most critical one may be taken as the priority for which the contractor was asked to increase the labour.
- (v) It was also decided that the monthly progress of the project as per 2<sup>nd</sup> PMC meeting should be uploaded on CGEWHO's website (<http://www.cgewho.in>) regularly. The first such progress report will be uploaded by 30<sup>th</sup> April 2015 along with the latest project site photographs.
- (vi) The interim costing of the project as decided in the 2<sup>nd</sup> PMC meeting were given to all the PMC members/ beneficiaries vide letter no. T-130/1 dated 16th January 2015. PMC members were informed that the interim cost has been arrived at by taking into account the expected expenditure to be incurred towards completion of the project including service tax and labour cess. It was further clarified that the interim cost has been calculated with WPI/ inflation as on 30<sup>th</sup> Sept 2015. However, the actual cost which the beneficiary would pay would be calculated as per actual money spent on the project. CGEWHO offered the members to contact HO for any other queries regarding the interim costing.
- (vii) The Stainless Steel kitchen sink (24"X20"X12") as per the approval given by PMC members to be provided in all kitchens.
- (viii) With regard to Phase-III project, members were informed that all the three blocks earmarked for this phase will be barricaded by CGI sheets with proper horticulture done on the outer side thus giving a nice look and the open space won't affect the aesthetics of Phase-II. However, all the external works/ services such as sewage, water line, storm etc of these blocks shall be completed along with the Phase-II project so as not to cause inconvenience subsequently. Members were further assured that there won't be any financial burden on Phase-II allottees/ beneficiaries on account of this.
- (ix) PMC members had requested that the PMC meeting should be held once in every three months. Accordingly it was decided that the next PMC will be held in July 2015.

- (x) Shri Suresh Gola, Contractor was requested to increase the resources at the project site, because as per the information provided during the meeting the contractor had deployed only around 40% of the resources that should have been deployed. To ensure completion of the project at the earliest, Chairman directed the contractor to deploy resources more than the agreed number to cover-up the delay and compensate for the lesser resources deployed in the past. He was requested to take due measures to ensure that the Outer plaster is completed before the rainy season sets in. He was also requested to expedite civil work related to marble and tiles to give boost to the project progress. Chairman assured him timely payments and directed that the activity-wise Bar chart be made and shared with PMC members by 30<sup>th</sup> April 2015 for progress monitoring.
- (xi) PMC members expressed their displeasure over the issuance of letter no.A-506/6 dated 04.03.2015 where the offer of allotment in CGEWHO Mohali Ph-I housing scheme was given to the allottees of Phase-II project. As requested by the PMC members, CGEWHO decided to withdraw the said letter. In future, CGEWHO will issue separate advertisements for selling unsold units of Phase-I and Phase-II.
- (xii) PMC members asked for the data base of the allottees of Phase-II project. It was agreed to provide the soft copy of the same to the PMC members.
- (xiii) PMC members provided CGEWHO a list of 32 defaulters who had remitted around INR 1.95 Crs of the amount due to proactive action of PMC members. CEO appreciated the initiative taken by the PMC members. CGEWHO informed that still there is a default of Rs.8 Crs from the existing allottees.
2. At the end, the meeting concluded with vote of thanks to the chair.

*Gagan*  
28/4/15  
(Gagan Gupta)  
Dy. Director (Tech)