

OFFICE MEMORANDUM

Sub: **Minutes of the 10th meeting of Project Monitoring Committee held on 06.01.2023 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 the Minutes of the 10th meeting of Project Monitoring Committee (PMC) held on 06.01.2023 in Room No.120-G, NBO Building, Nirman Bhawan, New Delhi in hybrid mode 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.


09/01/2023

(B.K. Mandal)

Under Secretary to the Govt. of India

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Encl.: As above.

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8. All the Mission Director (PMAY) of the concerned LHP States
9. All the concerned SLNA constituted for PMAY-U
10. All the concerned ULB/Development Authority
11. All the concerned IITs
12. 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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2. M/s Mitsumi Housing Pvt. Ltd., The First, D-1108, 11th Floor, Behind Keshavbaugh Party Plot, Vastrapur, Ahmedabad-380015, Gujarat
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Copy for information to:

1. Sr. PPS to Secretary (HUA)
2. PPS to JS&MD (HFA), MoHUA
3. PA to Director (HFA-V), MoHUA

10th Minutes of Project Monitoring Committee held on 06.01.2023 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 (GHTCIndia)

10th meeting of Project Monitoring Committee was held on 06.01.2023 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 Light House Projects (LHPs) to review the progress of LHPs and to consider release of the payments for the current running bills of the LHPs submitted by the Construction Agencies. The representative(s) of four LHP Construction Agencies, respective State Government officials, members of the PMC, officials of BMTPC and PMU members of HFA division were present in the meeting physically or in online mode. The list of participants is enclosed at **Annexure**.

2. At the outset, Director (HFA-V) welcomed the Chairman, representatives of the LHP construction agencies and other participants to the PMC meeting. The Chairman in his opening remarks re-emphasized that the construction agencies of LHP Indore and Lucknow must focus on completion of their projects as these projects are likely to be inaugurated by Hon'ble PM in February or early March 2023. Other two agencies of LHP Ranchi and Agartala were also directed to complete their project latest by 31st May 2023.

Director (HFA-V) made a presentation on the progress of four LHPs i.e. LHP Indore, LHP Lucknow, LHP Ranchi and LHP Agartala. Highlights of the presentation are as follows:

- a. **LHP Indore, Madhya Pradesh:** The Superstructure work is in progress in all 8 Towers at various floors. In Tower 1, 2, 3 & 4 finishing, and painting work is in progress. In Tower 5, 6 & 7 PEB and slab work are completed, and EPS Wall panels are being installed at various floor levels. In Tower 8, the PEB work is completed, one slab is pending for casting and EPS wall panels are being installed in 3rd floor. It was also observed that most of Infrastructure work have been completed except boundary wall and installation of solar lighting. The agency informed that Block 1, 2, 3 & 4 will be completed and ready for handover by 5th February 2023 and Block 5 and 6 will be completed by end of February 2023 and Block 7 and 8 will be completed by 31st March 2023. The representative of State Government informed that progress of work is very slow and wall panels as per requirement to complete the project are not available. In this connection, the agency informed that the regular supply of required wall panels by the Technology Provider has still not been maintained. It has been observed since long that supply of wall panels has been irregular and delaying the project. In order to resolve the issue, the Chairman directed to organize a physical meeting with representative of State Government, Technology Providing Agency and Construction Agency in next week. He also advised the State to expedite the identification of the remaining beneficiaries in next fifteen days. The project needs to be finished by 15th March accordingly all preparations should be done.
- b. **LHP Lucknow, Uttar Pradesh:** It was observed that Steel structural (PEB) erection and PVC Wallforms Installation work has been completed up to top storey i.e. 13th Floor in Block A1 (Part of Block A) & up to 13th Floor in other two Blocks C & D. In the remaining blocks i.e. Block B & Block A2, erection of PEB work reached upto 4th Floor and PVC Wallforms installation is at 2nd floor. It was noted with concern that out of total 1040 DUs, only about 570 DUs have



been completed till date with concreting of PVC Wallforms. It was observed by the Committee that the block A1, which was committed to be completed by 31 December 2022 could not be completed. The Chairman expressed serious concern about non-achievement of the target and directed the Construction Agency to put all its resources and increase the manpower to complete the project without any further delay. The Construction Agency ensured again that Block 1A will be completed by 25th January 2023 and Block C and D by 15th February 2023. Agency had earlier committed to complete the project by 22nd February but its getting delayed further. Agency was directed to finish the project in all respect by 7th March.

- c. **LHP Ranchi, Jharkhand:** It was observed that the superstructure work of Block 1 and 2 have been completed and finishing work like installation of uPVC, tiles, doors, MEP, painting etc. are in progress in all the floors. Superstructure work is in progress at 3rd floor level in Block 5 & 7, at 4th floor in Block 6 and ground floor in Block 3 and 4. Out of 1,008 DUs, till date 464 DUs have been erected. However, it was felt that current pace of erection work is still slow and the Agency was accordingly instructed to put more resources and speed up the work further. The Agency stated that with the additional tower cranes in block 3 & 4, erection of components has been expedited. Considering the assurance given by the Agency, the Chairman directed the Agency to speed up the pace of installation of DUs to complete the project by March 2023.
- d. **LHP Agartala, Tripura:** It was observed that the superstructure work of Block F has reached upto 4th floor and in Block A, upto 2nd floor. The shear wall work of Block E & G for lift well has reached upto 3rd floor. The Agency informed that by end of February 2023, Block A & F will be completed in all respect and Superstructure work of Block G & E will be completed. The work upto plinth in Block C & B will be completed by end of January 2023. As committed by the construction agency in the last meeting, the work of 179 piles has not even started till date. In this regard, the Chairman advised that the agency should focus first on completion of ongoing other blocks. The chairman advised the agency to further increase the resources to complete the project before rainy season starts.

3. **Release of State and Beneficiary shares**

It was observed that the State of Madhya Pradesh, Jharkhand, Uttar Pradesh, and Tripura have not yet released the matching State along with the beneficiary share due as on date. The Chairman requested the States to release the due share to BMTPC at the earliest. Pending collection of beneficiary shares, State may first release their own pending share so that flow of fund is maintained. The representative of State Government of Madhya Pradesh informed that so far, 350 beneficiaries have been identified. The beneficiaries have paid the registration fee and beneficiary share is pending. The Chairman emphasized that State to speed up the identification of the remaining beneficiaries and collect the beneficiary share as the project is in last stage of completion. Similar advice was given to other States.

4. **Release of Payment of pending bills of the agencies.**

Director (HFA-V) apprised the PMC about the already payments made against the Running Bills submitted by the LHP Construction agencies and TPQMA agency.



The Committee noted the details of the payments made till date for all the projects along with charges for TPQMA is as under:

LHP-wise Payment Status (Amount in ₹)							
	Agartala	Chennai	Indore	Lucknow	Rajkot	Ranchi	TPQMA
Total Amount paid	30,90,75,000	116,26,96,912	91,04,43,520	76,06,11,360	117,11,01,959	37,63,28,245	1,12,45,796
In %	19.02%	100%	71.13%	58.11%	98.50%	28.08%	38.78%

5. Following running bills for payment received from LHP Construction agencies and TPQMA have been examined by the BMTPC for release of payment.

(Amount in ₹)				
S. No.	Name of the LHPs	RA Bill No.	Amount of running bill submitted by LHP construction agencies	Payment recommended for release (including GST)
1	Indore, Madhya Pradesh	RA-17	3,74,88,640	3,56,14,208
2	Lucknow, Uttar Pradesh	RA-18	10,56,08,274	10,03,54,485
3	Ranchi, Jharkhand	RA-12	7,36,66,348	7,83,71,864
4	Agartala, Tripura	RA-12	7,55,62,500	7,17,84,375
5	Rajkot, Gujarat	RA-19	1,78,34,040	1,78,34,040
6	TPQMA	RA-8 & 9	18,70,035	18,70,035
Total			31,01,59,802	30,58,29,007

The Committee after due deliberations recommended release of payments as per table above.

6. After taking a considerate view on the current progress of the projects and the issues flagged by the Construction Agencies, the Chairman reemphasized that all the agencies must take necessary measures including supply of materials and deployment of required additional manpower to complete the projects in stipulated timeline.

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

List of Participants

S. No.	Name and Designation	Name of the Organisation
1.	Shri Kuldeep Narayan, Joint Secretary & Mission Director (HFA), MoHUA - Chairman	Ministry of Housing and Urban Affairs (MoHUA)
2.	Shri R.K. Gautam, Director (HFA-V)	
3.	Shri Shailesh Kumar Agrawal, ED	Building Materials and Technology Promotion Council (BMTPC)
4.	Shri C N Jha, Dy. Chief	
5.	Shri Pankaj Gupta, Dy. Chief	
6.	Shri Sharad Gupta, Dy. Chief	
7.	Shri Seetarama Rao Mantrala, Superintending Engineer (SE)	Central Public Works Department (CPWD)
8.	Shri Tamal Majumdar, Director	
9.	Shri Mihir Kanti Gop, Chief Planner & LHP Nodal Officer	Government of Tripura
10.	Shri Shailesh Priyadarshi, Assistant Director	Government of Jharkhand
11.	Shri Rajan Kumar, SLTC	
12.	Shri Satyendra Singh, Mission Director	Government of Madhya Pradesh
13.	Shri Abhishek Gehlot, Additional Commissioner	Indore Municipal Corporation
14.	Shri Mahesh Sharma, Executive Engineer	
15.	Shri Asjad Alvi, Urban Planner	State Urban Development Agency, Uttar Pradesh
16.	Shri Hari Krishna Bhanusree, Member PMC	CREDAI
17.	Shri Ajay Shah, Director	M/s Mitsumi Housing Pvt. Ltd.
18.	Shri Viral Tanna, Project manager	M/S JAM Sustainable LLP
19.	Shri Kashinath Kinge, Project Manager	M/s KPR Projectcon Pvt. Ltd.
20.	Shri Parag Pavan Dedmudha, Project Manager	
21.	Shri Siddhartha Sharma, President	M/s SGC Magicrete LLP
22.	Shri Vitrang Kumar, Project Manager	
23.	Shri Ramachandran Mallick, Site Engineer, BMTPC	LHP Agartala
24.	Shri Tarun Kumawat, Site Engineer, BMTPC	LHP Indore
25.	Shri Ramesh Kumar, Site Engineer, BMTPC	LHP Ranchi
26.	Shri M.K. Nassa, Site Engineer, BMTPC	LHP Lucknow
27.	Shri Kewal Patel	Technology Providing Agency
28.	Shri J.K. Prasad	PMU- HFA, MoHUA
29.	Shri Kanha Godha	
30.	Shri Abhishek Mishra	