

OFFICE MEMORANDUM

Sub: **Minutes of the 11th meeting of Project Monitoring Committee held on 07.02.2023 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 11th meeting of Project Monitoring Committee (PMC) held on 07.02.2023 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.

Handwritten signature and date: 08/02/2023

(B.K. Mandal)

Under Secretary to the Govt. of India

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Encl.: As above.

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3. Principal Secretary (Urban Development), Government of Uttar Pradesh, Bapu Bhavan, Lucknow-226001, Tel: 0522-2239467 E-mail: cc.urbandev@gmail.com
4. Principal Secretary, Government of Madhya Pradesh, Urban Development and Housing Department, Palika Bhawan, Shivaji Nagar, Bhopal-462016, Tel: 0755-2552356, E-mail: psuaddmp@mpurban.gov.in
5. Secretary (UD & Housing), Government of Jharkhand, HEC Project Bldg. Dhurva, Ranchi-834004, Tel: 0651-2400962, E-mail: ud.secy@gmail.com
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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

13. Chairman, CREDAI, B900 Shapath IV, Opposite Karnavati Club, SG Highway, Ahmedabad, Gujarat, E-mail: renuka.nair@savvygroup.in, jaxay@savvygroup.in

Copy to:

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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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4. M/s KPR Projectcon Pvt. Ltd., 17, RAM PLAZA, Navshakti Chowk. Bhabha Nagar, Nashik-422011, Maharashtra
5. 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. Sr. PPS to Secretary (HUA)
2. PPS to JS&MD (HFA), MoHUA
3. PA to Director (HFA-V), MoHUA

11th Minutes of Project Monitoring Committee held on 07.02.2023 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)

11th meeting of Project Monitoring Committee was held on 07.02.2023 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 five 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. Welcoming the representatives of the LHP construction agencies and other participants to the PMC meeting, the Chairman informed that LHP Lucknow and Indore are scheduled for inauguration anytime in April 2023 by Hon'ble Prime Minister. Accordingly, he re-emphasized for taking all necessary measures to complete these projects in all respect by March 2023. Similar action was desired to speed up other two projects at Ranchi and Agartala.

With the above opening remarks, 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 Committee noted with concern that commitment made by the construction agency and the technology provider to complete the Blocks No. 1, 2, 3 & 4 by 5th January 2023 was not achieved. It was also noted that required progress in Block 5 and 6 to complete by end of January 2023 is not made. The Superstructure work is in progress in all 8 Towers at various floors. In this regard, it was informed by the agency that the slow progress was due to non-availability of adequate number of panels at site. Only 10 vehicle loads were delivered at site in January month against the required quantity of 25-30 vehicle loads. As of now, around 50 vehicle loads of panels (21,000 sqm.) are required for completion of the project. The agency confirmed to complete the work of tower No. 1,2,3 and within 10 days including finishing except lift for Tower No. 3,4 which are likely to be received on 3-4 days.

Regarding query on untimely supply of panels by the Chairman, the technology provider, Sh. Ratan Singh of M/s Rising Japan Infra Pvt. Ltd. informed that due to major break down of plant in January, the supply was affected, however in consultation with the production unit, it was committed to supply 20-25 vehicle loads in February and balance in March 2023 as the production is being currently done in two shifts. In this connection, the Committee observed that there has been some problem or other in supply of panels for last six months and the technology provider has to take responsibility of resolving issues internally and ensure that all the balance panels are supplied within a month.



- b. **LHP Lucknow, Uttar Pradesh:** It was observed that Block 1A is completed except lift installation. Superstructure of Block 3 & 4 has reached upto 12th floor level, finishing is in progress simultaneously. However, it was observed that the progress of the project is slow as per the schedule and commitment made in last PMC meeting. It was noted that out of total 1,040 DUs, only about 685 DUs have been completed till date with concreting of PVC Wallforms. Considering the current progress, it was observed that the project is behind schedule by 2 months. It was assured by the agency that except Tower1B and Tower 2, work of other towers will be completed with infrastructure by February 2023 and the whole project will be completed by March 2023. The Chairman directed the Construction Agency to put all its resources and increase the manpower further to complete the project without any further delay.
- 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 5th floor level in Block 6 & 7, at 3rd floor in Block 5, 2nd floor in Block 3 and first floor in Block 4. The agency has committed to complete Block 1,2, 6 & 7 in all respect and superstructure of Block 5 by March end. Out of 1,008 DUs, till date 587 DUs have been erected. Although the pace of construction has increased in last two months, the Agency was advised to put more resources and speed up the work further so that the project could be completed before start of rainy season.
- d. **LHP Agartala, Tripura:** It was observed that the superstructure work of Block F has reached upto 6th floor and in Block A, upto 4th floor. The shear wall work of Block E & G for lift well has reached upto 4th floor. Considering the current progress, it was felt the agency is not likely to achieve their committed target of completion of Block A & F in all respect and Superstructure work of Block G & E by end of February 2023. In this regard, the Chairman advised that the agency should increase manpower and other resources to complete the project before start of rainy season.

3. Release of State and Beneficiary shares

The Committee noted the following status of release of State and Beneficiary share by respective State Government as informed by their officials.

Uttar Pradesh: Pending second installment of State and beneficiary share of Rs. 29.48 crore will be released within a week.

Tripura: The file for release of pending installment of around Rs. 25.00 crore is in process and will be released soon.

Jharkhand: Out of Rs. 62.84 crore, only Rs. 9.04 crore has been received till date. Considering the current progress of project and high percentage of beneficiary share, it was advised that the State should release at least 50% of State share and Beneficiary share at the earliest. In case of delay in receipt of share from beneficiaries, State may consider to release their share from its own resources so that progress of the project is not hampered.

Madhya Pradesh: As on date, State needs to release pending share of Rs. 5.10 crore of second installment and third installment of Rs. 14.34 crore.

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 as under:

LHP-wise Payment Status (Amount in Rs.)							
	Agartala	Chennai	Indore	Lucknow	Rajkot	Ranchi	TPQMA
Total Amount paid	38,08,59,375	116,26,96,912	94,60,57,728	86,09,65,845	117,11,01,959	45,57,38,90	131,15,831
In %	23.44%	100%	73.91%	65.77%	98.50%	34.01%	52.63%

5. Following running bills for payment received from LHP Construction Agencies have been examined by the BMTPC for release of payment:

(Amount in Rs.)

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-18	9,16,40,729	6,82,53,936
2	Lucknow, Uttar Pradesh	RA-19	8,33,08,687	7,56,07,840
3	Ranchi, Jharkhand	RA-13	9,41,37,066	9,17,76,852
4	Agartala, Tripura	RA-13	7,11,75,000	6,76,16,250
5	Rajkot, Gujarat	Difference in GST, Separation Wall & Water Connection Charges	1,37,89,220	1,37,89,220
Total			35,40,50,702	31,70,44,098

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

6. After taking a considerate view on the current progress of the projects and the issues flagged by the Construction Agencies, the Chairman re-emphasized that all the agencies must take necessary measures including supply of materials and deployment of required additional manpower to complete the projects in all respect within the 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 Kuldip 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	
4.	Shri C.N. Jha, Dy. Chief	Building Materials and Technology Promotion Council (BMTPC)
5.	Shri Pankaj Gupta, Dy. Chief	
6.	Shri Sharad Gupta, Dy. Chief	
7.	Shri Dinesh Kumar Ujjainia, Superintending Engineer (TAS)	Central Public Works Department (CPWD)
8.	Shri Tamal Majumdar, Mission Director	Government of Tripura
9.	Shri Mihir Kanti Gop, Chief Planner & LHP Nodal Officer	
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.	Dr. Sanjay Deori, Member PMC	CSIR-NEIST, Jorhat, Assam
14.	Shri JJ Bora, Member PMC	
15.	Shri Abhishek Gehlot, Additional Commissioner	Indore Municipal Corporation
16.	Shri Mahesh Sharma, Executive Engineer	
17.	Shri Atul Chouhan, Project Officer	State Urban Development Agency, Uttar Pradesh
18.	Shri Asjad Alvi, Urban Planner	
19.	Shri Hari Krishna Bhanusree, Member PMC	CREDAI
20.	Shri Ratan Singh Choudhary, Director – International	M/s Rising Japan Infra Group
21.	Shri Girish Singh Choudhary, Director	
22.	Shri Kewal Patel	
23.	Shri Ajay Shah, Director	M/s Mitsumi Housing Pvt. Ltd.
24.	Shri Manoj Malani, Director	M/S Malani Construction Co.
25.	Shri Viral Tanna, Project manager	M/S JAM Sustainable LLP
26.	Shri Kashinath Kinge, Project Manager	M/s KPR Projectcon Pvt. Ltd.
27.	Shri Siddhartha Sharma, President	M/s SGC Magicrete LLP
28.	Shri Vitrang Kumar, Project Manager	
29.	Shri Ramachandran Mallick, Site Engineer, BMTPC	LHP Agartala
30.	Shri Tarun Kumawat, Site Engineer, BMTPC	LHP Indore
31.	Shri Ramesh Kumar, Site Engineer, BMTPC	LHP Ranchi
32.	Shri M.K. Nassa, Site Engineer, BMTPC	LHP Lucknow
33.	Shri Manish Kumar	PMU-HFA, MoHUA
34.	Shri J.K. Prasad	
35.	Shri Kanha Godha	
36.	Shri Abhishek Mishra	

