

OFFICE MEMORANDUM

Sub: **Minutes of the 12th meeting of Project Monitoring Committee held on 02.03.2023 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 12th meeting of Project Monitoring Committee (PMC) held on 02.03.2023 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.

B.K. Mandal
02/03/2023

(B.K. Mandal)

Under Secretary to the Govt. of India

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Encl.: As above.

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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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7. All the Mission Director (PMAY) of the concerned LHP States
8. All the concerned SLNA constituted for PMAY-U
9. All the concerned ULB/Development Authority
10. All the concerned IITs
11. 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

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

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3. M/s KPR Projectcon Pvt. Ltd., 17, RAM PLAZA, Navshakti Chowk. Bhabha Nagar, Nashik-422011, Maharashtra
4. 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

Minutes of the 12th meeting of Project Monitoring Committee held on 02.03.2023 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)

12th meeting of Project Monitoring Committee was held on 02.03.2023 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 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. The Chairman welcomed the representatives of the LHP construction agencies and other participants to the PMC meeting and requested Director (HFA-V) to make 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 February 2023 was not achieved in spite of regular supply of panels. It was also noted that required progress in Block 5 and 6 to complete by end of February 2023 has not been made. The construction agency informed that since last PMC meeting, a total of 8,779 Sqm. wall panels were delivered at site and still around 13,000 Sqm. wall panels are required for completion of the project. The agency assured that the balance panels will be installed in next 30-35 days in case the supply is received in time. The construction agency informed that still permanent electricity connection upto project site is not yet provided by the State Govt. The representatives of Indore Municipal Corporation assured that electricity connection will be provided upto site timely.
- b. **LHP Lucknow, Uttar Pradesh:** It was observed that Block 1A and C is completed except lift installation. Superstructure of Block 4 has reached upto 13th 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 in order to achieve the target committed to Chief Secretary, Govt. of Uttar Pradesh, installation of 5 units per day was required, however, only 3 units per day is being achieved. It was assured by the agency that except Tower 1B and Tower 2, work of other towers will be completed with infrastructure by 15th March 2023 and complete the project in all respect by 30th April 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 7th floor level in Block 6 & 7, at 4th floor in Block 5, 2nd floor in Block 3 and third floor in Block 4. The agency has committed to complete Block

1 and 2 in all respect and superstructure of Block 6 & 7 by March 2023 end. Out of 1,008 DUs, till date 718 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 May 2023.

- d. LHP Agartala, Tripura:** It was observed that the superstructure work of Block 1 (A) & 7 (F) has reached upto 6th floor and in Block G, upto 2nd floor. The shear wall work of Block 5 (E) for lift well has reached upto 6th floor. It was noted that the current progress is still not upto the mark. 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:

- i. **Jharkhand:** Out of Rs. 78.56 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 the 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.
- ii. **Madhya Pradesh:** As on date, State needs to release Rs. 19.44 crore which includes balance amount 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 are as under:

LHP-wise Payment Status (Amount in ₹)							
	Agartala	Chennai	Indore	Lucknow	Rajkot	Ranchi	TPQMA
Total Amount paid	44,84,75,625	116,26,96,912	101,43,11,664	93,65,73,685	118,89,36,000	54,75,15,757	131,15,831
In %	27.60%	100%	79.84%	71.55%	100%	40.86%	52.63%

5. Following running bills for payment received from LHP Construction and TPQMA Agencies 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-19	3,69,65,120	3,51,16,864
2	Lucknow, Uttar Pradesh	RA-20	7,86,70,900	7,47,37,355

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3	Ranchi, Jharkhand	RA-14	9,74,68,852	8,17,61,943
4	Agartala, Tripura	RA-14	4,98,87,500	4,73,93,125
5	TPQMA	RA-10	9,06,610	8,83,945
Total			26,38,98,982	23,98,93,232

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 and respective States, 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 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	
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 Tamal Majumdar, Mission Director	Government of Tripura
8.	Shri Mihir Kanti Gop, Chief Planner & LHP Nodal Officer	
9.	Shri Shailesh Priyadarshi, Assistant Director	Government of Jharkhand
10.	Shri Rajan Kumar, SLTC	
11.	Shri G.S. Saluja, Superintending Engineer	Government of Madhya Pradesh
12.	Shri Abhishek Gehlot, Additional Commissioner	Indore Municipal Corporation
13.	Shri Mahesh Sharma, Executive Engineer	
14.	Shri Anil Kumar, Director, SUDA	State Urban Development Agency (SUDA), Uttar Pradesh
15.	Shri Asjad Alvi, Urban Planner	
16.	Shri Ajay Shah, Director	M/s Mitsumi Housing Pvt. Ltd.
17.	Shri Viral Tanna, Project manager	M/S JAM Sustainable LLP
18.	Shri Kashinath Kinge, Project Manager	M/s KPR Projectcon Pvt. Ltd.
19.	Shri Siddhartha Sharma, President	M/s SGC Magicrete LLP
20.	Shri Vitrang Kumar, Project Manager	
21.	Shri Ramachandran Mallick, Site Engineer, BMTPC	LHP Agartala
22.	Shri Tarun Kumawat, Site Engineer, BMTPC	LHP Indore
23.	Shri Ramesh Kumar, Site Engineer, BMTPC	LHP Ranchi
24.	Shri M.K. Nassa, Site Engineer, BMTPC	LHP Lucknow
25.	Shri Manish Kumar	PMU-HFA, MoHUA
26.	Shri J.K. Prasad	
27.	Shri Kanha Godha	
28.	Shri Abhishek Mishra	

