

Government of India  
Ministry of Housing and Urban Affairs  
**(HFA-V Division)**

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Room No. 3, Technical Cell, Gate No. 7,  
Nirman Bhawan, New Delhi-110011  
Dated: 17.04.2023

**OFFICE MEMORANDUM**

Sub: **Minutes of the 13<sup>th</sup> meeting of Project Monitoring Committee held on 13.04.2023 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 13<sup>th</sup> meeting of Project Monitoring Committee (PMC) held on 13.04.2023 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)

Under Secretary to the Govt. of India  
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**Encl.: As above.**

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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
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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

**13<sup>th</sup> Minutes of Project Monitoring Committee held on 13.04.2023 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)**

13<sup>th</sup> meeting of Project Monitoring Committee (PMC) was held on 13.04.2023 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) under Global Housing Technology Challenge - India (GHTC-India) 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 current progress of four LHPs i.e. LHP Indore, LHP Lucknow, LHP Ranchi and LHP Agartala. Highlights of the presentation were as follows:

- a. **LHP Indore, Madhya Pradesh:** It was observed by the Committee that Block 1,2,3 & 4 have been completed. The lift of Block 1 & 2 has been installed and lifts of towers 3 & 4 are under progress. In spite of the commitment made in the last PMC meeting, the finishing and erection of wall panels in Block 5,6,7 & 8 have not yet completed. The Construction Agency informed that in the month of March, a total of 9,135 Sqm. wall panels were delivered at site and still around 6,000 Sqm. wall panels are required for completion of the project. Out of 1,024 DUs, erection 939 DUs is completed till date. The agency assured that the balance panels will be installed in the month of April 2023, in case the supply of panels is received in time. The representatives of Indore Municipal Corporation informed that the process of providing permanent electricity connection up to the project site has been initiated. The Chairman highlighted that the State should ensure that all beneficiaries should be identified urgently, and the State should facilitate regular site visit for the selected beneficiary to see the progress of houses during construction.
- b. **LHP Lucknow, Uttar Pradesh:** It was observed that superstructure work of Block A1, C and D has been completed and installation of lift is under process. The Superstructure of Block A2 and B has reached up to 8<sup>th</sup> and 9<sup>th</sup> floor respectively and also finishing work is in progress simultaneously. During a meeting chaired by Chief Secretary, Govt. of Uttar Pradesh on March 25, 2023, it was directed to complete the project by 20<sup>th</sup> May 2023 by all aspect, which was agreed by the Construction Agency. Out of 1,040 DUs, till date 850 DUs have been erected. The Chairman directed the Construction Agency to put all its resources and increase the manpower further to complete the project by 20<sup>th</sup> May 2023. It was informed that the external Electrification charges amounting to Rs. 5,71,03,711/- proposed by the State Electricity Department (MVVNL) has been received from SUDA, Lucknow in the project Account with BMTPC. In order to expedite the Electrification work, this amount has been transferred to the Construction Agency, which has deposited the same with the State Electricity Department. The Chairman directed that the Construction Agency should

submit the weekly progress report to closely monitor the progress of the construction work with special emphasis on the progress of shear wall construction.

- c. **LHP Ranchi, Jharkhand:** It was observed that the superstructure and finishing work of Block 1 and 2 have been completed and installation work of lift is under progress. Superstructure work is in progress at 9<sup>th</sup> floor level in Block 7, 8<sup>th</sup> floor in block 6, 4<sup>th</sup> floor in Block 5, 5<sup>th</sup> floor in Block 3 and 2<sup>nd</sup> floor in Block 4. The agency has informed that Block 1 & 2 will be completed in April and Block 6 & 7 will be completed by 15<sup>th</sup> May 2023. Out of 1,008 DUs, till date 821 DUs have been erected. The progress committed by the agency in last meeting was achieved. However, the agency was advised to put more resources and speed up the work so that the project could be completed in all respect before May 2023.
- d. **LHP Agartala, Tripura:** It was observed by the Committee with concern that the progress of work of LHP Agartala is very slow. The superstructure work of Block A & F has reached up to 6<sup>th</sup> floor and in Block G, up to 2<sup>nd</sup> floor. The shear wall work of Block A, F, G for lift well has reached up to mumty and up to 6<sup>th</sup> floor in Block E. With the current speed, it may not be possible for the agency to complete the project in time. The agency has also intimated that necessary arrangements have been made at site to overcome the hurdles being faced during rainy season previously. In this regard, the Chairman emphasised 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 ₹78.56 crore, only ₹20.16 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. Also, it was informed that the State should ensure that at least ₹30 crore is released in the month of April 2023.
- ii. **Madhya Pradesh:** As on date, State needs to release ₹14.33 crore of 3<sup>rd</sup> installment. Considering progress of LHP, State should release 3<sup>rd</sup> installment to BMTPC as soon as possible.
- iii. **Uttar Pradesh:** As on date, State needs to release ₹14.74 crore of 3<sup>rd</sup> installment. Considering progress of LHP, State should release 3<sup>rd</sup> installment to BMTPC as soon as possible.
- iv. **Tripura:** Out of ₹97.50 crore, only ₹29.17 crore has been received till date. Considering the current progress of project and high percentage of beneficiary share, the Chairman advised that the State should release the pending payment from its own resources at the earliest.

### 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, which are as under:

LHP-wise Payment Status (Amount in ₹)					
	Agartala	Indore	Lucknow	Ranchi	TPQMA
<b>Total Amount paid</b>	49,58,68,750	104,94,28,528	101,13,11,040	62,92,77,700	1,39,99,776
<b>In %</b>	30.52%	81.89%	77.26%	46.96%	56.18%

5. Following running bills for payment received from LHP Construction Agencies and TPQMA Agency 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 and TPQMA Agency	Payment (including GST) recommended for release
1	Indore, Madhya Pradesh	RA-21	3,25,95,200	3,09,65,440
2	Lucknow, Uttar Pradesh	RA-21	4,17,57,100	3,94,69,555
3	Ranchi, Jharkhand	RA-15	10,91,30,102	9,84,02,058
4	Agartala, Tripura	RA-15	7,18,69,993	6,82,75,431
5	TPQMA	RA-11	10,46,625	10,20,459
<b>Total</b>			<b>25,63,99,020</b>	<b>23,81,32,943</b>

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

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

