

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: 12.05.2023

**OFFICE MEMORANDUM**

Sub: **Minutes of the 14<sup>th</sup> meeting of Project Monitoring Committee held on 10.05.2023 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 14<sup>th</sup> meeting of Project Monitoring Committee (PMC) held on 10.05.2023 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*  
12/05/2023

(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
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

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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



**14<sup>th</sup> Minutes of Project Monitoring Committee (PMC) held on 10.05.2023 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)**

14<sup>th</sup> meeting of Project Monitoring Committee (PMC) was held on 10.05.2023 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 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 submitted by vendor that most of works (except some finishing works) of Block 1,2,3 & 4 of the project have been completed. Lifts have been installed in Block 1 & 2 and lifts of towers 3 & 4 are under progress. The finishing work in Block 6,7 & 8 are in progress at the various floors. Erection of wall panels in Block 8 has not yet completed. The Construction Agency informed that all pending EPS panels have been delivered at site. Out of 1,024 DUs, erection 996 DUs is completed till date. The Agency assured that the balance panels will be installed by mid of May 2023. The representatives of Indore Municipal Corporation informed that the permanent electricity connection has been provided upto the project site as required. Five days mela was organised for publicising the scheme during which 60 beneficiaries booked flats. Considering the current progress, Agency was directed to complete the project by 15<sup>th</sup> June 2023 in all respect by increasing the manpower by double of the present strength. The Chairman informed that all remaining bills will be cleared with levy of compensation as per the Contract agreement after the approved extended timeline for all projects.

**b. LHP Lucknow, Uttar Pradesh:** The Committee noticed that finishing work is almost completed in Block A1, C and D and installation of lift is currently under process. The Superstructure of Block A2 and B has reached upto 9<sup>th</sup> and 10<sup>th</sup> floor respectively and also finishing work is in progress simultaneously. Out of 1,040 DUs, till date 874 DUs have been erected. The Committee observed displeasure for the delay. It was observed that no SIP wall panels were erected during last one week and with the current pace of the progress, it would not be possible to complete the project by committed date of 20<sup>th</sup> May 2023. On this, the Agency representative assured to cast at least 30 DUs in the next one-week time. The Chairman directed to review the progress of the project on 19<sup>th</sup> May 2023. The Chairman informed that all remaining bills will be cleared with levy of compensation as per the Contract agreement after the approved extended timeline for all projects.



- c. **LHP Ranchi, Jharkhand:** Vendor informed that the superstructure work of Block 1, 2, 6 & 7 has been completed and finishing work is in progress. The installation work of lift is under progress in Block 1, 2, 6 & 7. Superstructure work is in progress at 5<sup>th</sup> floor in Block 5, 6<sup>th</sup> floor in Block 3 and 3<sup>rd</sup> floor in Block 4. Out of 1,008 DUs, till date 913 DUs have been erected. Infrastructure works have also started. *Since the State and beneficiary share received so far is only ₹20.16 crore against ₹78.56 crore, the State should deposit the required balance share (both State + beneficiary) before 25<sup>th</sup> May 2023 so that the work is not stopped.* 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 30<sup>th</sup> June 2023.
- d. **LHP Agartala, Tripura:** It was observed by the Committee with concern that the progress of work of LHP Agartala is still slow. The superstructure work of Block A & F has reached upto 6<sup>th</sup> floor and in Block G, upto 2<sup>nd</sup> floor. The LGSF work of Block A & F has reached upto 3<sup>rd</sup> floor. The shear wall work of Block A, F, G for lift well has reached upto mummy and upto 6<sup>th</sup> floor in Block E. It was advised to concentrate on bringing the work of Blocks B, C & D upto plinth level before the rains so that there should not be water logging at the site and work on upper floors could continue smoothly. The Chairman emphasised that the Agency should increase manpower and other resources to complete the project by 30<sup>th</sup> September 2023.

### 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 have released at least ₹50.00 crore of the State share and Beneficiary share. In case of delay in receipt of share from beneficiaries, State may consider to release the same from its own resources so that progress of the project is not hampered. State representative informed that ₹7.00 crore collected from beneficiaries will be released by 15<sup>th</sup> May 2023.
- ii. **Madhya Pradesh:** As on date, State needs to release ₹9.33 crore of third installment.
- iii. **Uttar Pradesh:** As on date, State needs to release ₹14.74 crore of third installment.
- 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. Secretary (UD), Tripura informed that ₹30.00 crore is expected to be released soon.

### 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 ₹)					
	Agartala	Indore	Lucknow	Ranchi	TPQMA
<b>Total Amount paid</b>	57,75,68,875	108,93,91,360	106,62,62,860	73,28,58,814	150,20,235
<b>In %</b>	35.54%	85.11%	81.46%	54.69%	60.28%

5. Following Running Bills for payment received from LHP Construction and TPQMA Agencies have been examined by the BMTPC for release of payment. In view of the Government of India, Ministry of Finance (Department of Revenue) vide Notification No. 03/2022-Central Tax (Rate) dated 13<sup>th</sup> July, 2022 and extension of time granted by the Ministry vide letter No. N-11011/17/2022-HFA-V-UD/FTS-9129936 dated 8<sup>th</sup> May 2023, the Committee also considered and approved reimbursement of additional GST @6% (increase from 12% to 18%) for pending bills after 18.07.2022.

(Amount in ₹)

S. No.	Name of the LHPs	R A Bill No.	Amount Claimed by construction Agencies	Amount claimed against pending GST @6%	Total Amount claimed by Agencies	Recommended payment to be released in May 2023 (including GST) after necessary deductions	Reimbursement of GST difference of pending RA Bills after 18.07.2022 (GST from 12% to 18%)	Total amount to be released to the Agencies
1	Indore, Madhya Pradesh	RA-22	2,39,37,143	2,34,68,297	4,74,05,440	2,25,40,286	2,22,94,882	4,48,35,168
2	Lucknow, Uttar Pradesh	RA-22	3,76,50,113	3,23,13,600	6,99,63,713	3,55,67,607	3,06,97,920	6,62,65,527
3	Ranchi, Jharkhand	RA-16	11,24,47,770	2,47,52,221	13,71,99,991	9,87,99,855	1,75,87,718	11,63,87,573
4	Agartala, Tripura	RA-16	3,83,50,000	1,94,67,529	5,78,17,529	3,64,32,500	1,84,94,153	5,49,26,653
5	Chennai, Tamil Nadu	-	-	33,63,516	33,63,516	-	31,95,340	31,95,340
6	Rajkot, Gujarat	-	-	9,55,395	9,55,395	-	6,75,414	6,75,414
7	TPQMA	RA-12	7,82,680	-	7,82,680	7,63,111	0	7,63,111
<b>Total</b>			<b>21,31,67,706</b>	<b>10,43,20,558</b>	<b>31,74,88,264</b>	<b>19,41,03,359</b>	<b>9,29,45,427</b>	<b>28,70,48,786</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 extended 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 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 Abhishek Singh, Secretary (Urban Development)	
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	
11.	Shri Rajan Kumar, SLTC	Government of Jharkhand
12.	Shri Satendra Singh, Additional Commissioner	
13.	Shri G.S. Saluja, Superintending Engineer	
14.	Shri Moonish Ansari, SLTC	Government of Madhya Pradesh
15.	Shri Abhishek Gehlot, Additional Commissioner	
16.	Shri Mahesh Sharma, Executive Engineer	
17.	Shri Anil Kumar, Director	Indore Municipal Corporation
18.	Shri Atul Singh Chauhan, Program Officer	
19.	Shri Asjad Alvi, Urban Planner	
20.	Shri Nilabh Gangwar, DDG	NAREDCO
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	
27.	Shri Manish Kumar-2	