

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: 13.06.2023

**OFFICE MEMORANDUM**

Sub: **Minutes of the 15<sup>th</sup> meeting of Project Monitoring Committee held on 12.06.2023 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 15<sup>th</sup> meeting of Project Monitoring Committee (PMC) held on 12.06.2023 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]*  
13/06/2023

(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
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2. M/s JAM Sustainable Housing LLP, C-1103, The First, B/H Keshavbaugh Party Plot, B/H ITC Hotel, 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



**Minutes of 15<sup>th</sup> meeting of Project Monitoring Committee (PMC) held on 12.06.2023 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)**

15<sup>th</sup> meeting of Project Monitoring Committee (PMC) was held on 12.06.2023 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 observed by the Committee that all works including lift installation work of Block 1,2,3 & 4 of the project have been completed. The superstructure work of tower 7 & 8 have been completed during the last month thus completing superstructure work of all 1,024 DUs. The finishing work in Block 5, 6,7 & 8 are in progress at the various floors. The Agency assured that the balance finishing work of tower 5,6,7 & 8 will be completed by June 2023. The representatives of Indore Municipal Corporation informed that till date false ceiling work of 28 floors is still pending. The Chairman advised the Agency to put more resources and speed up the work so that pending works are completed by 30<sup>th</sup> June 2023. As decided in the last PMC meeting, the compensation for delay of 1% of the balance work as on 30.04.2023 has been imposed on the current RA Bill as per the Contract agreement after the approved extended timeline for the project i.e. 30.04.2023.
- b. **LHP Lucknow, Uttar Pradesh:** The Committee noticed that finishing work has been completed in Block A1, C and D and installation of lift is currently under progress. The superstructure of Block A2 and B has reached up to 9<sup>th</sup> and 10<sup>th</sup> floor respectively and also finishing work is in progress simultaneously. The Committee observed that no SIP wall panels were erected during the month of May 2023. This was mainly due to non-availability of PEB at site. However, the materials have now reached to the site as confirmed by the Agency as well as the representative of the State Govt. It was directed that all balance superstructure work to be completed by 30<sup>th</sup> June 2023 and finishing in three Blocks A1, C & D to be completed by 15<sup>th</sup> June 2023. As decided in the last PMC meeting, the compensation for delay of 1% of the balance work as on 30.04.2023 has been imposed on the current RA Bill as per the Contract agreement after the approved extended timeline for the project i.e 30.04.2023.
- c. **LHP Ranchi, Jharkhand:** It was observed 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. The superstructure work is in progress at 7<sup>th</sup> floor in Block 5, 7<sup>th</sup> floor in Block 3





and 5<sup>th</sup> floor in Block 4. Out of 1,008 DUs, till date 896 DUs have been erected. Infrastructure works have also started which is ongoing in full swing. The Chairman directed the Agency to put more resources and speed up the work so that the project is completed by June end.

- d. LHP Agartala, Tripura:** It was observed by the Committee with concern that the progress of LHP Agartala is still 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 LGSF work of Block A & F has reached up to 6<sup>th</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. It was advised to concentrate on bringing the work of Block B, C & D at least up to the plinth level and refilling is done before the rains so that there should not be waterlogging at the site and work on upper floors could continue smoothly. It was also flagged that the strength of labour has also reduced during last few weeks. 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 ₹30.74 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 the pending share at the earliest. The Chairman once again advised that the State should release the pending beneficiary share from its own resources at the earliest.
- ii. **Madhya Pradesh:** As on date, State needs to release ₹4.33 crore of the third installment. The representative of the State Govt. assured that all balance share will be released by 30<sup>th</sup> June 2023.
- iii. **Uttar Pradesh:** Out of ₹14.74 crore pending for third installment, State has released Rs. 10.70 crore on 12.06.2023. The representative of the State has informed that the remaining share will also be released by 30<sup>th</sup> June 2023.
- iv. **Tripura:** Out of ₹97.50 crore, only ₹45.47 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 including additional 6% GST amount 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
Total Amount paid	61,39,68,875	111,21,11,360	110,19,98,560	82,69,05,778	157,83,346
In %	37.78%	86.88%	84.19%	61.71%	63.34%
Additional GST paid	2,14,17,529	2,46,85,440	3,42,28,013	2,35,78,220	N.A.

5. Following Running Bills for payment received from LHP Construction Agencies have been examined by the BMTPC for release of payment.

(Amount in ₹)

S. No.	Name of the LHPs	RA Bill No.	Amount claimed by Construction Agencies	Total amount to be released to the Agencies (including GST @18%)	Compensation for delay
1	Indore, Madhya Pradesh	RA-23	3,23,15,816	3,23,15,816	17,68,827
2	Lucknow, Uttar Pradesh	RA-23	4,56,49,037	3,04,78,663	21,81,776
3	Ranchi, Jharkhand	RA-17	11,79,96,041	11,85,79,725*	-
4	Agartala, Tripura	RA-17	4,51,50,811	4,34,39,935	-
<b>Total</b>			<b>24,11,11,705</b>	<b>22,48,14,139</b>	<b>39,50,603</b>

\*Including release of security deposit against the submission of BG

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 Agencies must take necessary measures including regular and timely 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 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 Shailesh Priyadarshi, Assistant Director	Government of Jharkhand
10.	Shri Rajan Kumar, SLTC	
11.	Shri Satendra Singh, Additional Commissioner	Government of Madhya Pradesh
12.	Shri G.S. Saluja, Superintending Engineer	
13.	Shri Moonish Ansari, SLTC	
14.	Shri Abhishek Gehlot, Additional Commissioner	Indore Municipal Corporation
15.	Shri Mahesh Sharma, Executive Engineer	
16.	Shri Anil Kumar, Director	
17.	Shri Atul Singh Chauhan, Program Officer	State Urban Development Agency (SUDA), Uttar Pradesh
18.	Shri Asjad Alvi, Urban Planner	
19.	Shri Dinesh Kumar Ujjainia, Superintending Engineer	CPWD
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 Pawan Nathmal Jain, Director	
19.	Shri Siddhartha Sharma, President	M/s SGC Magicrete LLP
20.	Shri Laxman Verma, 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 Kanha Godha	
27.	Shri Abhishek Mishra	

