

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: 24.07.2023

**OFFICE MEMORANDUM**

Sub: **Minutes of the 16<sup>th</sup> meeting of Project Monitoring Committee held on 21.07.2023 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 16<sup>th</sup> meeting of Project Monitoring Committee (PMC) held on 21.07.2023 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. PS to Director (HFA-V), MoHUA

**Minutes of 16<sup>th</sup> Meeting of Project Monitoring Committee (PMC) held on 21.07.2023 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)**

16<sup>th</sup> meeting of Project Monitoring Committee (PMC) was held on 21.07.2023 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 superstructure work of all eight Blocks and finishing work of except Block 8 have been completed. The lift installation work of Block 1, 2, 3 & 4 of the project have been completed and Block 5, 6, 7 & 8 is in progress. The Agency assured that the all-pending work of Block 8 will be completed by July 2023. The Chairman advised that the work status may be verified with the team of Indore Municipal Corporation and submit the joint report within a week. As decided in the 14<sup>th</sup> PMC meeting, the compensation for delay of 1% of the balance work 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 upto 9<sup>th</sup> and 10<sup>th</sup> floor respectively and also finishing work is in progress simultaneously. The Committee observed that only 12 units SIP wall panels were erected during the month of June 2023. This was mainly due to nonavailability of PEB components at site. However, the PEB components have now reached to the site as confirmed by the Construction Agency. Out of 1,040 DUs, till date 920 DUs have been erected. It was directed that all balance work to be completed by 31<sup>st</sup> August 2023. The Director, SUDA informed that slow progress of the project has been taken very seriously in the review meeting at the highest level of the State Government. As decided in the 14<sup>th</sup> PMC meeting, the compensation for delay of 1% of the balance work 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 works all seven Blocks and finishing work of four Blocks 1, 2, 6 & 7. The finishing work of remaining three Blocks 3,4 & 5 is in progress. The installation work of lift in Block 1 is completed and Block 2, 3, 4, 5, 6 & 7 is under progress. The infrastructure works have also been 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 August 2023.

- 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, up to 6<sup>th</sup> floor in Block E, up to 4<sup>th</sup> floor in Block 2 and up to 3<sup>rd</sup> floor in Block 3. It was advised to concentrate on bringing the work of Blocks B, C & D at least upto the plinth level and refilling is done so that there should not be waterlogging 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 ₹37.86 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 ₹2.34 crore of the third installment. The representative of the State Govt. assured that all balance share will be released.
- iii. **Uttar Pradesh:** As on date, State needs to release ₹4.03 crore of the third installment. The representative of the State Govt. assured that all balance share will be released.
- iv. **Tripura:** Out of ₹97.50 crore, only ₹57.47 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
<b>Total Amount paid</b>	65,73,71,998	114,43,99,792	113,26,51,393	93,94,55,704	157,83,346
<b>In %</b>	40.45%	89.41%	86.53%	70.11%	63.34%
<b>Additional GST paid</b>	2,36,26,339	2,63,28,617	3,57,77,775	2,95,78,019	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 Agencies (including GST @18%)	Compensation for delay
1	Indore, Madhya Pradesh	RA-24	6,98,39,815	6,31,79,323	21,68,503
2	Lucknow, Uttar Pradesh	RA-24	2,74,44,587	2,32,56,874	28,15,484
3	Ranchi, Jharkhand	RA-18	16,86,36,361	16,86,36,361	-
4	Agartala, Tripura	RA-18	4,72,52,679	4,48,90,045	-
<b>Total</b>			<b>31,31,73,442</b>	<b>29,99,62,603</b>	<b>49,83,987</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 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 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 C.N. Jha, Dy. Chief	Building Materials and Technology Promotion Council (BMTPC)
4.	Shri Pankaj Gupta, Dy. Chief	
5.	Shri Sharad Gupta, Dy. Chief	
6.	Shri Mihir Kanti Gop, Chief Planner & LHP Nodal Officer	Government of Tripura
7.	Shri Shailesh Priyadarshi, Assistant Director	Government of Jharkhand
8.	Shri Rajan Kumar, SLTC	
9.	Shri Mahesh Sharma, Executive Engineer	Indore Municipal Corporation
10.	Shri Anil Kumar, Director	State Urban Development Agency (SUDA), Uttar Pradesh
11.	Shri Atul Singh Chauhan, Program Officer	
12.	Shri Asjad Alvi, Urban Planner	
13.	Shri Ajay Shah, Director	M/s Mitsumi Housing Pvt. Ltd.
14.	Shri Viral Tanna, Project Manager	M/s JAM Sustainable LLP
15.	Shri Sanjay Patkar, Managing Director	M/s KPR Projectcon Pvt. Ltd.
16.	Shri Kashinath Kinge, Project Manager	
17.	Shri Siddhartha Sharma, President	M/s SGC Magicrete LLP
18.	Shri Laxman Verma, Project Manager	
19.	Shri Ramachandran Mallick, Site Engineer, BMTPC	LHP Agartala
20.	Shri Tarun Kumawat, Site Engineer, BMTPC	LHP Indore
21.	Shri Ramesh Kumar, Site Engineer, BMTPC	LHP Ranchi
22.	Shri M.K. Nassa, Site Engineer, BMTPC	LHP Lucknow
23.	Shri Manish Kumar	PMU- HFA, MoHUA
24.	Shri Kanha Godha	
25.	Shri Abhishek Mishra	

