

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

Dated: 24.08.2023

OFFICE MEMORANDUM

Sub: Minutes of the 17th meeting of Project Monitoring Committee held on 24.08.2023 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 17th meeting of Project Monitoring Committee (PMC) held on 24.08.2023 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

Tel.: 011-23063285

E-mail: clsshfa5@yahoo.com

Encl.: As above.

1. DG, CPWD, 101-A, Nirman Bhawan, New Delhi-110011
2. ED, BMTPC Core 5-A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110003, E-mail: ska@bmtpc.org, shailesh.agrawal@gov.in
3. Principal Secretary (Urban Development), Government of Uttar Pradesh, Bapu Bhawan, Lucknow-226001, Tel: 0522-2239467 E-mail: cc.urbandev@gmail.com
4. Principal Secretary (Urban Development and Housing), Government of Madhya Pradesh, 204-A, 2nd Floor, Vallabh Bhawan-II, Mantralaya, Bhopal-462004, Madhya Pradesh, Tel: 0755-2552356, E-mail: psuaddmp@mpurban.gov.in
5. Secretary (UD & Housing), Government of Jharkhand, HEC Project Bldg. Dhurva, Ranchi-834004, Tel: 0651-2400962, E-mail: ud.secy@gmail.com
6. Secretary (UDD), Government of Tripura, Civil Secretariat, New Capital Complex, Agartala-799001, Tel: +91 381 241 3318, E-mail: kirangitteias@gmail.com
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

Copy to:

1. M/s Mitsumi Housing Pvt. Ltd., The First, D-1108, 11th Floor, Behind Keshavbaugh Party Plot, Vastrapur, Ahmedabad-380015, Gujarat
2. M/s JAM Sustainable Housing LLP, C-1103, The First, B/H Keshavbaugh Party Plot, B/H ITC Hotel, Vastrapur, Ahmedabad-380015, Gujarat
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. PS to Director (HFA-III & V), MoHUA

Minutes of 17th Meeting of Project Monitoring Committee (PMC) held on 24.08.2023 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)

17th meeting of Project Monitoring Committee (PMC) was held on 24.08.2023 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 CPWD, 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:** The Committee noted that Superstructure work of all eight Blocks has completed and finishing work in Block 8 is under progress. All other 7 Blocks are completed with some minor finishing works in progress. The lift installation work has been completed in Block 1,2,3 & 4 and under progress in Block 5,6,7, & 8. The Chairman advised the agency to complete the project without any further delay as the inauguration date may be announced anytime.
- 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 except Block A1. The Superstructure of Block A2 and B has reached up to 9th and 13th floor respectively and also finishing work is in progress simultaneously. The Committee observed that in the month of August 2023, 34 units SIP wall panels have been erected till date. This was mainly due to non-availability of PEB components at site. However, the Construction Agency informed that PEB components of Block A2 have now reached to the site. Out of 1,040 DUs, till date 954 DUs have been erected. It was directed that all balance work of Block A2 and B is to be completed by 30th September 2023.
- c. **LHP Ranchi, Jharkhand:** It was observed that the Superstructure works of all seven Blocks and finishing work of four Blocks 1,2,6, & 7 have been completed. The finishing work of remaining three Blocks 3,4 & 5 is in progress. The installation work of lift in Block 1 and 2 is completed and Block 3,4, 5, 6 & 7 is under progress. The infrastructure works have also started and going on in full swing. The Chairman directed the agency to put more resources and speed up the work so that the project is completed by September 2023.
- d. **LHP Agartala, Tripura:** It was observed by the Committee that the progress of LHP Agartala is not getting desired momentum. The progress of work is very slow for a long time which was taken seriously by the Committee. The Superstructure work of Block A & F has reached up to 6th floor and Block G up to 2nd floor only. The LGSF work of Block A & F has reached up to 6th floor and Block-E upto 1st floor. The shear wall work of Block A, F, G for lift well has reached up to mumty level, up to 6th floor in Block E, up to 4th floor in Block 2



and up to 4th floor in Block 3. It was advised to speed up the work so that the work could be completed at the earliest.

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 advised to expedite the release of beneficiary instalment from the bank at the earliest.
- ii. **Uttar Pradesh:** As on date, State needs to release ₹92.97 lakh of the third installment. The representative of the State Govt. assured that all balance share will be released.
- iii. **Tripura:** Out of ₹97.50 crore, only ₹56.47 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 payments already 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	70,22,21,998	121,06,88,430	115,87,00,493	109,95,17,335	157,83,346
In %	43.21%	94.59%	88.52%	82.05%	63.34%
Additional GST paid	2,60,29,018	2,98,79,794	3,71,73,263	3,81,52,749	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	Lucknow, Uttar Pradesh	RA-25	3,70,98,463	3,36,40,997	16,02,543
2	Ranchi, Jharkhand	RA-19	4,50,77,932	4,50,77,932	-
3	Agartala, Tripura	RA-19	5,20,46,429	4,94,44,107	-
4	TPQMA	RA-13 & 14	30,82,850	30,05,779	-
Total			13,73,05,674	13,11,68,815	16,02,543

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.

A handwritten signature in blue ink, appearing to be 'G. K. P.', written over a horizontal line.

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.	Dr. 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 Kailash Wankhede, Additional Commissioner	Government of Madhya Pradesh
8.	Shri G.S. Saluja, Superintending Engineer	
9.	Shri Moonish Ansari, SLTC	
10.	Shri Rajat Pant, Director	Government of Tripura
11.	Shri Mihir Kanti Gop, Chief Planner & LHP Nodal Officer	
12.	Shri Shailesh Priyadarshi, Assistant Director	Government of Jharkhand
13.	Shri Rajan Kumar, SLTC	
14.	Shri Abhishek Gehlot, Additional Commissioner	Indore Municipal Corporation
15.	Shri Mahesh Sharma, Executive Engineer	
16.	Shri S.N. Jaiswal, Executive Engineer	
17.	Shri Gian Chand	CPWD
18.	Shri Anil Kumar, Director	State Urban Development Agency (SUDA), Uttar Pradesh
19.	Shri Atul Singh Chauhan, Program Officer	
20.	Shri Asjad Alvi, Urban Planner	
21.	Shri Ajay Shah, Director	M/s Mitsumi Housing Pvt. Ltd.
22.	Shri Viral Tanna, Project Manager	M/s JAM Sustainable LLP
23.	Shri Kashinath Kinge, Project Manager	M/s KPR Projectcon Pvt. Ltd.
24.	Shri Siddhartha Sharma, President	M/s SGC Magicrete LLP
25.	Shri Laxman Verma, Project Manager	
26.	Shri Ramachandran Mallick, Site Engineer, BMTPC	LHP Agartala
27.	Shri Tarun Kumawat, Site Engineer, BMTPC	LHP Indore
28.	Shri Ramesh Kumar, Site Engineer, BMTPC	LHP Ranchi
29.	Shri M.K. Nassa, Site Engineer, BMTPC	LHP Lucknow
30.	Shri Manish Kumar	PMU-HFA, MoHUA
31.	Shri Kanha Godha	
32.	Shri Abhishek Mishra	

