

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

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

Dated: 29.09.2023

OFFICE MEMORANDUM

Sub: **Minutes of the 18th meeting of Project Monitoring Committee held on 27.09.2023 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 18th meeting of Project Monitoring Committee (PMC) held on 27.09.2023 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)

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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
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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1. M/s Mitsumi Housing Pvt. Ltd., The First, D-1108, 11th Floor, Behind Keshavbaugh Party Plot, Vastrapur, Ahmedabad-380015, Gujarat
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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 18th Meeting of Project Monitoring Committee (PMC) held on 27.09.2023 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)

18th meeting of Project Monitoring Committee (PMC) was held on 27.09.2023 under the Chairmanship of Joint Secretary & Mission Director (HFA), Ministry of Housing and Urban Affairs (MoHUA) in Room No. 120-G, Nirman Bhawan, New Delhi 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:** The Committee noted that work of all eight Blocks has nearly completed and final finishing work is going on in Block 8. The lift installation work is completed in Block 1 to 6 and final installation is going on in Block 7 & 8. Out of 1,024 beneficiaries, so far, 1,017 have been identified and remaining is underway. Permanent water and electrical connections up to the project site have been provided by the State Government. All the infrastructure work of the project has been completed. The Chairman advised the Agency to complete all minor finishing work without any further delay and prepare for the inauguration of the project.
- b. **LHP Lucknow, Uttar Pradesh:** The Committee noticed that the progress of work is very slow and the Agency has not fulfilled the commitments made in earlier meetings. Finishing work and installation of lift has been completed in Block A1, C and D. The superstructure of Block B completed and Block A2 has reached up to 11th floor and finishing work is also in progress simultaneously. The Committee observed that in the month of September 2023, only 22 units SIP wall panels have been erected till date. This slow progress was mainly due to non-availability of PEB and SIP components at the site. However, the Construction Agency informed that now all PEB components (Column & Beams) of Block A2 have reached to the site, and erection is under progress. Out of 1,040 DUs, till date 978 DUs have been erected. The Committee also observed that infrastructure works like internal roads, water supply, storm water drains, electrification etc. are also not completed.

The Construction Agency informed that the technology provider i.e. M/s Novel Assembler is not supplying the pending SIP formwork, due to which the pace of erection of SIP wall has adversely affected. BMTPC has certified this technology under Performance Appraisal Certification Scheme (PACS). The Chairman directed the BMTPC to issue show cause notice to the technology provider (M/s Novel Assembler) asking that why its PACS should not be cancelled for not supplying the pending material of the project and non-cooperation during this crucial stage. The Chairman also directed that M/s Novel Assembler needs to

be called in the forthcoming meetings of PMC and also they should attend the State level review of LHP Lucknow which is scheduled on 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, 2 and 7 is completed and Block 3,4, 5 and 6 is under progress. The infrastructure works have also been started and underway in full swing. The Chairman directed the Agency to put more resources and speed up the work so that the project is completed and inaugurated by 15th November 2023.
- d. **LHP Agartala, Tripura:** The progress of LHP Agartala has been very slow for a long time which was viewed 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 up to 1st floor. It was noticed that the superstructure work is progressing only in two Blocks (Block A & F) out of 7 Blocks and other Blocks have reached up to plinth level/first floor. It was observed that progress is not uniform in all the Blocks. The Agency was directed to expedite the work and maintain the uniformity in all the Blocks.

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 otherwise the pending installment amount will be adjusted against the admissible Central Assistance for other PMAY-Urban projects.
- 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 soon.
- iii. **Tripura:** Out of ₹97.50 crore, ₹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 next installment soon from its own resources.

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	75,16,21,998	121,06,88,430	119,39,12,593	114,23,03,169	187,89,125
In %	46.25%	94.59%	91.21%	85.25%	75.40%
Additional GST paid	2,86,75,446	2,98,79,794	3,90,59,626	4,04,44,847	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	R. A. 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-26	3,62,70,988	2,43,16,732	12,31,559
2	Ranchi, Jharkhand	RA-20	4,26,77,917	4,12,66,143	-
3	Agartala, Tripura	RA-20	6,48,01,228	6,45,52,980	-
Total			14,37,50,133	13,01,35,855	12,31,559

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.



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	
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 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 Aditya Kumar Anand, Director, SUDA	
13.	Shri Rajan Kumar, SLTC	Government of Jharkhand
14.	Shri Mahesh Sharma, Executive Engineer	Indore Municipal Corporation
15.	Shri Anil Kumar, Director	
16.	Shri Atul Singh Chauhan, Program Officer	
17.	Shri Asjad Alvi, Urban Planner	State Urban Development Agency (SUDA), Uttar Pradesh
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	

