

OFFICE MEMORANDUM

Sub: **Minutes of the 19th meeting of Project Monitoring Committee held on 02.11.2023 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 19th meeting of Project Monitoring Committee (PMC) held on 02.11.2023 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.


03/11/2023

(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 19th Meeting of Project Monitoring Committee (PMC) held on 02.11.2023 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)

19th meeting of Project Monitoring Committee (PMC) was held on 02.11.2023 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. Following points emerged after the presentation:

- a. **LHP Indore, Madhya Pradesh:** It was noted by the Committee that some minor internal finishing works including commissioning of lifts in Block 7 & 8 is not complete. The Chairman advised the agency to complete all minor finishing work without any further delay so that the handing over could be completed at the earliest. It was informed by the Agency that the common permanent electrical connection of four buildings has been applied to Madhya Pradesh Madhya Kshetra Vidyut Vitaran Company Limited. Individual electricity connection also needs to be installed in dwelling units as soon as possible for which IMC should coordinate with beneficiaries and electricity department. In case beneficiaries are not available immediately, then IMC may apply connection in its name, for which the necessary charges will be borne on the project and paid by agency. Mission Director, PMAY, Madhya Pradesh assured to resolve issue related to electricity connection and other issues at the earliest with the help of IMC. The construction agency was directed to remove the C&D waste from the adjacent site. The Chairman directed IMC to submit a formal request for providing and fixing paver blocks in some open area which was not part of the Contract. The payment for this extra work will be reimbursed by the Ministry based on the estimates approved by IMC. A review meeting will be taken by the Ministry shortly regarding handing over status of the project.
- b. **LHP Lucknow, Uttar Pradesh:** The Committee noticed that work of 12 units is still not completed in superstructure and finishing works are also pending in Block A2 and B. Construction Agency assured to complete the work of 12 units within a week. The Chairman directed to complete the work at the earliest so that the preparation for inauguration could be started. Director, SUDA expressed his satisfaction with the current status of work and assured to provide all support for completion of formalities for electricity connection, sewerage, water etc.

- c. **LHP Ranchi, Jharkhand:** It was observed that all works have been completed in five Blocks (1,2,5,6 & 7). Some finishing works are pending in Block 3 & 4. The Agency assured to complete the pending works by end of November 2023. The Agency informed that they have not been able to start the social infrastructure because of local protest and a drain is passing through the middle of the allocated site. The Director, UDD assured to extend necessary support in case of any hinderance. The Chairman advised the State to ensure connectivity of water supply, sewage disposal etc. The Agency was directed to put more resources and speed up the work for the earliest completion of the project.
- d. **LHP Agartala, Tripura:** The Committee noted with serious concern about the progress of LHP Agartala. The work at site is progressing at a dismissal speed. It was observed that progress is not uniform in all the Blocks. The Agency was directed to plan the work properly in all the Blocks. It was decided to conduct a separate review meeting of the project shortly.

3. Release of State and Beneficiary share

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 ₹45.69 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 representative of the State Govt. informed that State and beneficiary share is under process and will be released shortly.
- 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, only ₹56.47 crore has been received till date. Considering the current progress of project, 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	81,28,92,623	121,06,88,430	121,94,38,093	116,67,90,954	187,89,125
In %	50.02%	94.59%	93.16%	87.07%	75.40%
Additional GST paid	3,19,57,801	2,98,79,794	4,04,27,064	4,24,79,515	N.A.

5. Following Running Bills for payment received from LHP Construction and TPQMA 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-27	1,33,77,512	1,20,27,322	4,81,315
2	Ranchi, Jharkhand	RA-21	5,23,62,684	3,58,59,050	-
3	Agartala, Tripura	RA-21	11,14,11,886	6,90,72,801	-
4	TPQMA	Balance payment	41,18,061	41,18,061	
Total			18,12,70,143	12,10,77,234	4,81,315

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 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.	Dr. Shailesh Kumar Agrawal, ED, BMTPC	Building Materials and Technology Promotion Council (BMTPC)
4.	Shri C.N. Jha, Dy. Chief, BMTPC	
5.	Shri Pankaj Gupta, Dy. Chief, BMTPC	
6.	Shri Sharad Gupta, Dy. Chief, BMTPC	
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	Government of Jharkhand
13.	Shri Rajan Kumar, SLTC	
14.	Shri Abhilash Mishra, Additional Commissioner	Indore Municipal Corporation
15.	Shri Mahesh Sharma, Executive Engineer (Retd.)	
16.	Shri Anil Kumar, Director	State Urban Development Agency (SUDA), Uttar Pradesh
17.	Shri Asjad Alvi, Urban Planner	
18.	Shri Ajay Shah, Director	M/s Mitsumi Housing Pvt. Ltd.
19.	Shri Rakesh Koladiya, Project Manager	
20.	Shri Viral Tanna, Project Manager	M/s JAM Sustainable LLP
21.	Shri Kashinath Kinge, Project Manager	M/s KPR Projectcon Pvt. Ltd.
22.	Shri Parag Bedmutha, Project Manager	
23.	Shri Jayesh Pawar, Project Manager	
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	

