

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: 09.01.2024

OFFICE MEMORANDUM

Sub: **Minutes of the 20th meeting of Project Monitoring Committee held on 04.01.2024 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 20th meeting of Project Monitoring Committee (PMC) held on 04.01.2024 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]
09/01/2024

(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
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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Copy to:

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3. M/s KPR Projectcon Pvt. Ltd., 17, RAM PLAZA, Navshakti Chowk, Bhabha Nagar, Nashik-422011, Maharashtra
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Copy for information to:

1. PSO to Secretary (HUA)
2. PPS to JS&MD (HFA), MoHUA
3. PS to Director (HFA-III & V), MoHUA

Minutes of 20th meeting of Project Monitoring Committee (PMC) held on 04.01.2024 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)

20th meeting of Project Monitoring Committee (PMC) was held on 04.01.2024 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 three 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 three LHPs i.e. LHP Lucknow, LHP Ranchi and LHP Agartala. Following points emerged after the presentation:

- a. LHP Lucknow, Uttar Pradesh:** The Committee noticed that finishing works are still pending in Blocks A2 and B including installation of lifts. The Chairman directed to complete the work within 15 days so that the preparation for inauguration could be started.
- b. LHP Ranchi, Jharkhand:** It was observed that some final finishing works are pending in Blocks 3 and 4 including installation of lifts. The Agency was directed to complete the project by 25th January 2024. The Chairman advised to convene a physical meeting with officials of Govt. of Jharkhand in the Ministry to discuss the issues related to pending infrastructure works and other issues for completion of the project at the earliest.
- c. LHP Agartala, Tripura:** The Committee observed that in spite of no rains during the last 3-4 months, the progress of the work was not at all satisfactory. The official of Urban Development Department of the State informed about the very slow progress of the work due to insufficient manpower, inadequate and untimely supply of materials and cash flow issues. The Chairman directed the Construction Agency to plan the work in such a manner so that the project could be completed before onset of next rainy season.

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 ₹65.69 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 out of the total amount of ₹73.70 crore. 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	87,84,53,248	1,21,06,88,430	1,23,21,35,393	1,20,08,26,663	1,87,89,125
In %	54.06%	94.59%	93.13%	89.61%	75.40%
Additional GST paid	3,54,69,977	2,98,79,794	4,11,07,277	4,43,02,856	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 Construction Agencies	Total amount to be released to Agencies (including GST @18%)	Compensation for delay
1	Lucknow, Uttar Pradesh	RA-28	1,17,22,563	97,62,136	12,43,281
2	Ranchi, Jharkhand	RA-22	2,93,93,127	2,03,01,305	-
3	Agartala, Tripura	RA-22	5,99,21,875	4,73,29,721	-
Total			10,10,37,565	7,73,93,162	12,43,281

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	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. Pradeep Kumar, Executive Engineer	CPWD
8.	Shri Rajat Pant, Director	Government of Tripura
9.	Shri Mihir Kanti Gop, Chief Planner & LHP Nodal Officer	
10.	Shri Aditya Kumar Anand, Director, SUDA	Government of Jharkhand
11.	Shri Rajan Kumar, SLTC	
12.	Shri Anil Kumar, Director	State Urban Development Agency (SUDA), Uttar Pradesh
13.	Shri Asjad Alvi, Urban Planner	
14.	Shri Ajay Shah, Director	M/s Mitsumi Housing Pvt. Ltd.
15.	Shri Rakesh Koladiya, Project Manager	
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 Siddhartha Sharma, President	M/s SGC Magicrete LLP
19.	Shri Laxman Verma, Project Manager	
20.	Shri Ramachandran Mallick, Site Engineer, BMTPC	LHP Agartala
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	

