

**OFFICE MEMORANDUM**

Sub: **Minutes of the 21<sup>st</sup> meeting of Project Monitoring Committee held on 21.05.2024 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 21<sup>st</sup> meeting of Project Monitoring Committee (PMC) held on 21.05.2024 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.

*B.K. Mandal*  
03/06/2024

(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, 2<sup>nd</sup> 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](mailto:renuka.nair@savvygroup.in), [jaxay@savvygroup.in](mailto:jaxay@savvygroup.in)

**Copy to:**

1. M/s Mitsumi Housing Pvt. Ltd., The First, D-1108, 11<sup>th</sup> 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. PSO to Secretary (HUA)
2. PPS to JS&MD (HFA), MoHUA
3. PS to DDG (HFA-V), MoHUA

**Minutes of 21<sup>st</sup> Meeting of Project Monitoring Committee (PMC) held on 21.05.2024 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)**

21<sup>st</sup> meeting of Project Monitoring Committee (PMC) was held on 21.05.2024 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 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 Deputy Director General (HFA-V) to make a presentation on the current progress of four LHPs i.e. LHP Lucknow, LHP Ranchi, LHP Indore and LHP Agartala. Following points emerged after the presentation:

- a. **LHP Lucknow, Uttar Pradesh:** The Committee noted that the project has been completed and inaugurated by the Hon'ble Prime Minister on 10<sup>th</sup> March 2024 through video conferencing. State Government informed that they have allotted all the houses to the identified beneficiaries. The Chairman directed that the Construction Agency needs to ensure completion of balance minor works, if any to enable shifting of beneficiaries just after model code of conduct is over. The State Government was advised to expedite process of issuance of pending NOCs and complete the handover process by 10<sup>th</sup> June 2024.
- b. **LHP Ranchi, Jharkhand:** The project has been completed and inaugurated by the Hon'ble Prime Minister on 10<sup>th</sup> March 2024. Construction Agency obtained all the required NOCs to allot these houses to the identified beneficiaries. Further, Construction Agency has informed that they have initiated the process of handing over of the project. The Chairman directed that State Government should ensure completion of external water supply line & drainage, and complete the handover process by 10<sup>th</sup> June 2024.
- c. **LHP Indore, Madhya Pradesh:** The project has been completed and inaugurated by the Hon'ble Prime Minister on 5<sup>th</sup> October 2023. Construction Agency obtained all the required NOCs from concerned Department/Parastatal, and so far, 802 beneficiaries have shifted in their allotted houses. Further, Construction Agency has informed that they handed over the O&M services of STP, water supply, electrical services, lifts, community centre and Solid Waste Management Plant etc. The Chairman directed IMC to take over the project from Construction Agency along with BMTPC immediately. The Construction Agency was asked to ensure defects removal, if any during defect liability period.
- 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. The official of State Government informed that no major work was done due to insufficient manpower, inadequate and untimely supply of materials and cash



flow issues. The Chairman emphasised that the Agency should increase manpower and other resources to complete the project 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, ₹70.99 crore has been received till date. The project has been completed and inaugurated by the Hon'ble Prime Minister. The State Government informed that they will be releasing approx. ₹4.00 crore to BMTPC escrow account.
- ii. **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

Deputy Director General (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
<b>Total Amount paid</b>	92,32,49,710	1,21,06,88,430	1,23,98,90,293	1,22,00,40,398	3,82,92,373
<b>In %</b>	56.82%	94.59%	94.72%	91.05%	-
<b>Additional GST paid</b>	3,80,03,236	2,98,79,794	4,17,64,322	4,53,90,426	<b>N.A.</b>

5. Following Running Bills for payment received from LHP Construction Agencies have been examined by the BMTPC for release of payment. In view of some pending works and handing over formalities yet to be completed, the Committee decided to withhold an additional amount of ₹1.00 crore from the amount recommended by BMTPC for the LHPs at Ranchi and Indore.

(Amount in ₹)

S. No.	Name of the LHPs	RA Bill No.	Amount claimed by Construction Agencies	Total amount recommended by BMTPC (including GST @18%)	Amount approved by PMC (including GST @18%)	Compensation for delay
1	Lucknow, Uttar Pradesh	RA-28	4,22,01,225	3,90,21,653	3,90,21,653	10,69,511
2	Ranchi, Jharkhand	RA-22	9,03,81,748	4,23,53,209	3,23,53,209	-
3	Indore, Madhya Pradesh	RA-25	7,47,27,042	4,34,99,654	3,34,99,654	18,68,176
4	Agartala, Tripura	RA-22	2,63,65,625	2,50,47,344	2,50,47,344	-
5	TPQMA	-	69,60,773	69,60,773	69,60,773	-
<b>Total</b>			<b>24,06,36,413</b>	<b>15,68,82,633</b>	<b>13,68,82,633</b>	<b>29,37,687</b>

*[Handwritten signature]*

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 Construction Agency of LHP Agartala must take necessary measures including regular and timely supply of materials and deployment of required additional manpower to complete the projects in all respect at the earliest. In case of other three projects, State Governments and Construction Agencies were advised to complete all formalities/NOCs for occupation of houses by the beneficiaries.

**7.** The meeting ended with a vote of thanks to the Chair.

\*\*\*\*\*

A handwritten signature in blue ink, appearing to be 'Sardar P', with a horizontal line extending to the right.

## 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, DDG (HFA-V)	
3.	Shri C.N. Jha, Dy. Chief	Building Materials and Technology Promotion Council (BMTPC)
4.	Shri Sharad Gupta, Dy. Chief	
5.	Shri Pankaj Gupta, Dy. Chief	
6.	Shri. Govind Hari, Executive Engineer	CPWD
7.	Shri Rajat Pant, Director	Government of Tripura
8.	Ms. Abhilasha, Assistant Director, SUDA	Government of Jharkhand
9.	Shri Anil Kumar, Director	State Urban Development Agency (SUDA), Uttar Pradesh
10.	Shri Asjad Alvi, Urban Planner	
11.	Shri Ajay Shah, Director	M/s Mitsumi Housing Pvt. Ltd.
12.	Shri Viral Tanna, Project Manager	M/s JAM Sustainable LLP
13.	Shri Kashinath Kinge, Project Manager	M/s KPR Projectcon Pvt. Ltd.
14.	Shri Jayesh Panwar, Director	
15.	Shri P.N. Bedonutha, Director	
16.	Shri Siddhartha Sharma, President	M/s SGC Magicrete LLP
17.	Shri Nikhil Nagar, Site Engineer, BMTPC	LHP Agartala
18.	Shri Manish Kumar	PMU- HFA, MoHUA
19.	Shri Kanha Godha	
20.	Shri Abhishek Mishra	

