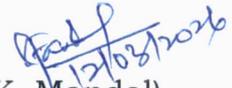


OFFICE MEMORANDUM

Sub.: **Minutes of the 24th meeting of Project Monitoring Committee (PMC) held on 11.03.2026 under the Chairmanship of Joint Secretary & Mission Director (HFA), Ministry of Housing and Urban Affairs (MoHUA) to review the progress of construction work and issues related to Light House Projects (LHPs) under Global Housing Technology Challenge - India (GHTC-India) – reg.**

The undersigned is directed to forward herewith the Minutes of the 24th meeting of Project Monitoring Committee (PMC) held on 11.03.2026 at Sankalp 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 work and issues related to Light House Projects (LHP) Lucknow and LHP Agartala under Global Housing Technology Challenge - India (GHTC-India) for information and necessary action.


(B.K. Mandal)

Under Secretary to the Govt. of India

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Encl.: As above.

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3. Principal Secretary (Urban Development), Government of Uttar Pradesh, Babu Bhavan, Lucknow-226001, Tel: 0522-2239467 E-mail: cc.urbandev@gmail.com
4. Secretary (UDD), Government of Tripura, Civil Secretariat, New Capital Complex, Agartala-799001, Tel: +91 381 241 3318, E-mail: kirangitteias@gmail.com
5. All the Mission Director (PMAY) of the concerned LHP States
6. All the concerned SLNA constituted for PMAY-U
7. All the concerned ULB/Development Authority
8. All the concerned IITs
9. 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
10. 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 JAM Sustainable Housing LLP, C-1103, The First, B/H Keshavbaugh Party Plot, B/H ITC Hotel, Vastrapur, Ahmedabad-380015, Gujarat

2. M/s Mitsumi Housing Pvt. Ltd., The First, D-1108, 11th Floor, Behind Keshavbaugh Party Plot, Vastrapur, Ahmedabad-380015, Gujarat

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 24th meeting of Project Monitoring Committee (PMC) held on 11.03.2026 under the Chairmanship of Joint Secretary & Mission Director (HFA), Ministry of Housing and Urban Affairs (MoHUA) to review the progress of construction work and issues related to Light House Projects (LHPs) under Global Housing Technology Challenge - India (GHTC-India)

The 24th meeting of Project Monitoring Committee (PMC) was held on 11.03.2026 under the Chairmanship of Joint Secretary & Mission Director (HFA), Ministry of Housing and Urban Affairs (MoHUA) at Sankalp Bhawan, New Delhi with the Construction Agencies of Light House Projects (LHPs) to review the progress of construction work and issues related to LHP Lucknow and LHP Agartala. The representative(s) of two LHP Construction Agencies, respective State Government officials, members of the PMC, officials of BMTPC, NAREDCO and PMU members of HFA Division were present in the meeting physically as well as online mode. The list of participants is enclosed at **Annexure**.

2. At the outset, the Chairman welcomed the representatives of the LHP Construction Agencies and other participants to the PMC meeting and requested the Deputy Director General (HFA-V) to make a presentation on the progress of construction work and issues related to two LHPs. Following points emerged after the presentation:

a. LHP Lucknow, Uttar Pradesh:

- i. LHP Lucknow has been completed and inaugurated by the Hon'ble Prime Minister on 10th March 2024. A total of 858 beneficiaries have completed the registration formalities of their allotted houses, of which 735 beneficiaries have shifted in their allotted houses, so far. The State was advised to expedite the registry of houses for the remaining 102 beneficiaries who have paid 100% of the beneficiary share so that all allotted houses may be occupied at the earliest. It has been observed that some flats are still vacant for the last two years despite allotment, due to non-payment of requisite amount from beneficiaries. Therefore, State Government of Uttar Pradesh needs to take appropriate decision to cancel allotment of such flats and re-allot the same to the applicants from the waiting list or new eligible beneficiaries, as the case may be. Further, it was also advised that some of these units may be used for social purposes such as health facility, Anganwadi, RWA office etc.
- ii. The Construction Agency informed that common maintenance charges such as electricity bill for common areas, deployment of security guards, maintenance staff for all flats (plumbing, electricity etc.) & infrastructure works (STP, UG Tank, Horticulture etc.), CCTV maintenance etc. are being paid by it.
- iii. The Chairman stated that day-to-day maintenance of the premises is the responsibility of the Resident Welfare Association (RWA) and



directed that the concerned State Government Authority should immediately facilitate the formation of the RWA. This will help ensure smooth functioning, long-term sustainability of the buildings and common infrastructure, and proper operation and maintenance of the project through monthly contributions from the beneficiaries.

- iv. It was also observed that the installation of solar panels and the DG set has not yet been completed by the Construction Agency. The Chairman directed the Agency to complete the remaining works at the earliest and hand over the project to the State Government. The Construction Agency assured that all remaining works would be completed by 31st March 2026.
- v. The Agency has submitted the bill of ₹76,94,071.34 comprising of expenses against site inauguration, GRIHA rating, project reviews, lease line expenses etc. The bill submitted by the Agency has been found to be reimbursable except for the GRIHA Rating related expenses. Accordingly, BMTPC has recommended an amount of ₹64,77,751/- for payment to the Agency.

b. LHP Agartala, Tripura:

- i. The Committee reviewed the project and expressed deep concern over the unsatisfactory physical progress at the site. It was noted that Blocks A and F are still incomplete, while PEB work in Blocks B and C has not yet commenced. The works in Blocks E and G are significantly behind schedule and construction in Block D has not progressed beyond the foundation level, indicating significant delays in the project.
- ii. The Chairman while expressing strong concern over the delay, directed the Construction Agency to prioritize and complete Blocks A and F in all respect at the earliest and hand them over to the State Government. The Agency assured that the two Blocks (A & F) would be completed and handed over by 30th April 2026. The Agency was also directed to complete the remaining PEB and LGSF works in Blocks E and G also by the 30.04.2026 and hand over Blocks E & G by May 2026. The Agency agreed for the same.
- iii. The Committee further noted that the Agency has submitted the 25th Running Account (RA) Bill amounting to ₹20.91 crore and sought release of payment of ₹12,37,01,144/- after adjusting the earlier released amount of ₹8,54,85,606/- (including 18% GST) against the 24th RA Bill on a pro-rata basis as per the payment schedule.
- iv. The Chairman also directed the Agency to mobilize adequate manpower, equipment and other resources to accelerate the pace of construction. The project is delayed much beyond schedule now. It



was also emphasized that the progress of the project will be closely monitored on weekly basis and any further slippages in the timeline will be viewed seriously. The Committee directed the Agency to take immediate corrective measures and ensure that the work is completed well within the committed schedule otherwise serious action will be taken.

3. Release of State and Beneficiary Shares

The Committee noted the following status of release of State and Beneficiary Shares by respective State Government as informed by their officials:

- i. Tripura:** Out of ₹97.50 crore, ₹56.47 crore has been received till date. Considering the current progress of project, the Chairman advised that the State should release next instalment of approx. ₹20 crore from its own resources at the earliest.
- ii. Lucknow:** Nil pending

4. Release of Payment of pending bills of the Agencies

DDG (HFA-V) apprised the PMC about the payments already made against the Running Bills submitted by the LHP Construction Agencies.

5. Following Running Bill/Reimbursement of other expenses for payment received from LHP Construction Agencies have been examined and recommended by BMTPC as technical partner of LHPs, for release of payment:

(Amount in ₹)

| S. No. | Name of the LHPs | RA Bill No. | Amount claimed by the Construction Agencies | Total amount recommended by BMTPC (including GST @18%) before all deductions |
|--------------|------------------|---------------------------------|---|--|
| 1 | Agartala | RA-25 | 20,91,86,750 | 8,38,62,785 |
| 2 | Lucknow | Reimbursement of other expenses | 76,94,071 | 64,77,751 |
| Total | | | 21,68,80,821 | 9,03,40,536 |

The Committee after due deliberations recommended release of payments as per the table above.

6. 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, DDG (HFA-V) | |
| 3. | Shri Arvind Kumar, Executive Director | Building Materials and Technology Promotion Council (BMTPC) |
| 4. | Shri C.N. Jha, Dy. Chief | |
| 5. | Shri Pankaj Gupta, Dy. Chief | |
| 6. | Shri Sharad Gupta, Consultant | |
| 7. | Shri Atul Chouhan, Programme Officer | State Urban Development Agency, Government of Uttar Pradesh |
| 8. | Shri Dilip Kumar, SLTC Expert | |
| 9. | Shri Milind Ramteke, Secretary, Urban Development Department | Government of Tripura |
| 10. | Shri Mihir Kanti Gop, Commissioner, Tripura Urban Planning & Development Authority | |
| 11. | Shri Praveen Jain | NAREDCO |
| 12. | Shri Chirag Bhatt | |
| 13. | Shri Ajay Shah, Director | M/s Mitsumi Housing Pvt. Ltd. |
| 14. | Shri Rakesh Koladiya, Project Manager | M/s JAM Sustainable LLP |
| 15. | Shri Viral Tanna, Project Manager | LHP Agartala |
| 16. | Shri, Nikhil Nagar, Site Engineer, BMTPC | LHP Agartala |
| 17. | Shri Manish Kumar | PMU-HFA, MoHUA |
| 18. | Shri Kanha Godha | |
| 19. | Shri Abhishek Mishra | |