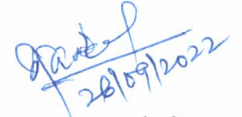


OFFICE MEMORANDUM

Sub: **Minutes of the 7th meeting of Project Monitoring Committee held on 23.09.2022 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 7th meeting of Project Monitoring Committee (PMC) held on 23.09.2022 in Room No.120-G, NBO Building, Nirman Bhawan, New Delhi 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.


26/09/2022

(B.K. Mandal)

Under Secretary to the Government of India

Tel: 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, Government of Madhya Pradesh, Urban Development and Housing Department, Palika Bhawan, Shivaji Nagar, Bhopal-462016, 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 (Housing) Government of Gujarat, Gandhinagar-382010, Tel: 079-23251037, E-mail: securban@gujarat.gov.in
7. Secretary (UDD), Government of Tripura, Civil Secretariat, New Capital Complex, Agartala-799001, Tel: +91 381 241 3318, E-mail: kirangitteias@gmail.com
8. All the Mission Director (PMAY) of the concerned LHP States
9. All the concerned SLNA constituted for PMAY-U
10. All the concerned ULB/Development Authority
11. All the concerned IITs
12. Chairman, All India Council for Technical Education (AICTE)

13. 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
14. 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 Malani Construction Co., Malani Complex, 58-Kotechanagar, Kalawad Road, Rajkot-360001, Gujarat, Site address, TP-32-Raiya, FP-63/10, Raiya Road, Near STP, Rajkot, Gujarat
2. M/s Mitsumi Housing Pvt. Ltd., The First, D-1108, 11th Floor, Behind Keshavbaugh Party Plot, Vastrapur, Ahmedabad-380015, Gujarat
3. M/s JAM Sustainable Housing LLP, C-1103, The First, B/H Keshavbaugh Party Plot, B/H ITC Hotel, Vastrapur, Ahmedabad-380015, Gujarat
4. M/s KPR Projectcon Pvt. Ltd., 17, RAM PLAZA, Navshakti Chowk. Bhabha Nagar, Nashik-422011, Maharashtra
5. 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. PA to Director (HFA-V), MoHUA

Minutes of the 7th meeting of Project Monitoring Committee held on 23.09.2022 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)

7th meeting Project Monitoring Committee (PMC) was held on 23.09.2022 under the Chairmanship of Joint Secretary & Mission Director (HFA), Ministry of Housing and Urban Affairs (MoHUA) in Room No. 120-G, Nirman Bhawan with the construction agencies of Light House Projects (LHPs) to review the progress of LHPs and to consider release of the payments for the pending running bills of the LHPs. The representatives of Construction agencies of five LHPs, respective State Government officials, members of the PMC, officials of BMTPC and PMU members of HFA Division were present in the meeting. The list of participants is enclosed at **Annexure**.

2. At the outset, Director (HFA-V) welcomed the Chairman, representatives of the LHP construction agencies and other participants to the meeting. The Chairman in his opening remarks welcomed all participants and asked the Director (HFA-V) to first apprise about the current status of Rajkot Project since the same will be inaugurated by the Hon'ble Prime Minister in 2nd or 3rd week of October 2022. Subsequently, the progress of other projects will be reviewed along with the payment of the pending running bills.

3. Director (HFA-V) made a presentation to appraise the current status of preparation for inauguration of Rajkot LHP and progress of other LHPs. As Chennai LHP has already completed, the same was not included in the presentation.

4. During the presentation on the progress of LHPs, following points were discussed:

- a. **LHP Rajkot, Gujarat:** It was informed by the Agency that barring few finishing works in Tower-6, all building & infrastructure works of the project are near competition. The Municipal Commissioner, Rajkot informed that once the lift installation is complete along with other building & infrastructure works, the building use permission would be granted. As regards the separation wall, it was decided that pre-cast boundary wall with planks & columns would be constructed by the Agency in coordination with RMC. The Chairman directed the agency to complete all works including obtaining all required approvals from local body well before the inauguration of the project.
- b. **LHP Indore, Madhya Pradesh:** The Superstructure work is in progress in all 8 Towers at various floors. 61 Slabs have been casted out of 72 and cement EPS wall panels have been installed in 41 floors out of 64 floors. Overall physical progress is only 85% against the target of 100%. Infrastructure works like roads, drainage, sewerage, boundary wall etc. works are in progress. The Chairman expressed serious concern about

the slow progress of the project and observed that the agency is not putting required efforts to expedite the work. The agency informed the issues related to interrupted supply of wall panels by the technology provider, which has affected the progress of work. The Chairman directed the agency to complete the project by 15th December 2022 by deploying more resources so that the inauguration of the project could take place in the month of December 2022 only.

- c. **LHP Lucknow, Uttar Pradesh:** PEB Erection work was observed to be in progress upto 13th Floor in Block A1 (Part of Block A) & upto 9th Floor in 2 Building Blocks namely C & D. In the remaining Block (Block B), PEB work started only recently. Only about 300 DUs were completed till date with casting of PVC Wallforms, out of total 1040 DUs. It was observed that despite various earlier commitments given by the Agency, the progress of the work is not at all improving. The Director, SUDA also showed concern over very slow progress of work. The Chairman directed the agency to put all its resources and complete the project by December 2022, otherwise strict measures such as penalty would be imposed on the project. The Agency assured to complete the project by December 2022.
- d. **LHP Ranchi, Jharkhand:** It was observed that superstructure work was in progress on 4th & 5th floor in two building blocks, and started on Ground floor in the third block. The progress was observed to be very slow. The Agency stated that due to space constrain in the casting yard & very limited storage of produced components, the production of the components is suffering. The regular rain also affected the erection work. On the aspect of storage space, the Chairman discussed the matter with Director, DMA, Govt. of Jharkhand and he assured all support to the Agency. The Agency was advised to immediately get in touch with State Govt. for issues if any. The Agency was directed to take all measures to complete the project by March 2023.
- e. **LHP Agartala, Tripura:** Out of 1,750 piles, more than 1,550 piles have been completed and the work of foundation is in progress in 4 blocks. PEB work in superstructure is in progress in two blocks. The Physical progress at site is 48% as compared to the target of 100%. It was observed that there is insufficient labour at site due to which progress is very slow. The Chairman expressed serious concern about the slow progress of the project and advised the agency to take necessary measures seriously to speed up the work. The agency mentioned various reasons for delay in completion of project in time such as long monsoon season with very high intensity of rain. The agency assured that speed of work will be increased so as to complete the work.

5. **Release of Payment of pending bills of the agencies**

Director (HFA-V) apprised the Committee about the release of the payments of the Running Bills submitted by the LHP Construction and TPQMA agencies. Being EPC contract, the payments are made as per contract conditions which are based on the percentage progress made at site and verified by the site

engineers deployed by the Ministry through BMTPC and examined by BMTPC. The details of the payments (RA bill wise) made till August 2022 for all the projects along with charges for TPQMA is as under:

RA Bill No.	Agartala	Chennai	Indore	Lucknow	Rajkot	Ranchi	TPQMA
1.	1,62,50,000	1,16,26,969	1,14,28,571	1,30,90,000	1,06,15,500	1,33,99,885	24,70,997
2.	2,68,12,500	4,80,03,880	12,93,71,429	8,77,55,360	5,33,36,178	1,91,26,193	12,49,091
3.	1,54,37,500	12,05,63,918	1,50,08,000	3,24,23,930	5,25,64,050	1,23,09,575	14,57,418
4.	4,04,62,500	8,40,86,240	6,68,54,400	1,54,46,200	4,94,59,738	4,31,87,831	12,37,768
5.	41,11,250	6,92,94,411	4,49,89,440	1,43,07,370	4,63,68,504	4,04,81,054	22,01,454
6.	1,70,13,750	8,48,22,228	7,02,01,600	3,66,52,000	2,33,03,145	2,04,08,025	-
7.	1,72,25,000	7,73,80,967	4,72,42,240	3,44,26,700	4,50,60,675	2,96,70,135	-
8.	6,12,62,500	9,56,86,468	6,73,70,240	3,37,72,200	4,04,23,824	7,86,81,702	-
9.	1,56,00,000	5,96,49,840	1,50,47,680	4,20,18,900	4,07,80,504	-	-
10.	-	3,43,92,575	12,47,50,080	1,57,08,000	5,80,51,303	-	-
11.	-	7,70,86,805	5,90,52,800	9,85,67,700	12,56,74,977	-	-
12.	-	10,02,70,982	7,61,45,920	3,88,77,300	5,92,56,570	-	-
13.	-	11,06,60,841	-	2,46,09,200	21,75,75,617	-	-
14.	-	9,63,87,574	-	-	6,18,30,617	-	-
15.	-	2,99,97,581	-	-	4,54,22,970	-	-
16.	-	4,65,07,876	-	-	13,45,75,666	-	--
Total	21,41,75,000	1,14,64,19,155	72,74,62,400	48,76,54,860	1,06,42,99,838	25,72,64,400	86,16,728

6. Following payment has been received by the LHP/TPQM Construction Agencies and the same has been examined by the BMTPC as under:

S. No.	Name of the LHPs	Proposed payment to be released in September 2022
1.	Rajkot, Gujarat	3,51,68,727
2.	Indore, Madhya Pradesh	7,13,42,720
3.	Lucknow, Uttar Pradesh	5,94,67,870
4.	Ranchi, Jharkhand	1,90,94,837

[Handwritten signature]

5.	Agartala, Tripura	1,71,35,625
6.	TPQMA	10,47,296
Total		20,32,57,075

7. Director (HFA-V) informed the Committee that the payments to the Construction Agencies and TPQMA are being released after due diligence applying by the site engineers deployed at LHPs along with BMTPC engineers as per the conditions of the existing contracts. The Committee agreed to the above process for release of payments so far and further recommended release of proposed payments based on the bill raised by the LHP Construction Agencies as per the recommendations of Site Engineers and Executive Director, BMTPC.

8. After taking a considerate view on the current progress of the projects and the issues flagged by the construction agencies, the Chairman conveyed that importance and essence of these LHPs have been emphasized time and again during various interaction/meetings including review meetings.

9. It was further expressed that sufficient time extension has already been given by the Ministry for completion of these projects, however, Agencies have not been able to stick to the timelines committed in the previous meetings. In case of further delays beyond the stipulated completion date committed, Ministry will be bound to impose penalty as per contract conditions.

10. All the Agencies were asked to submit their construction schedule based on revised timelines.

11. 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.	Shri 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 Aditya Kumar Anand, Additional Mission Director (PMAY-U)	Government of Jharkhand
8.	Shri Rajan Kumar, SLTC	
9.	Shri Tamal Majumdar, Mission Director (PMAY-U)	Government of Tripura
10.	Ms. Yashu Rustagi, Director, SUDA	Government of Uttar Pradesh
11.	Shri Amit Arora, Municipal Commissioner	Rajkot Municipal Corporation
12.	Shri Bhavin Patel, Project Coordinator, Affordable Housing Mission	Government of Gujarat
13.	Shri Bharat Yadav, Commissioner, UADD	Government of Madhya Pradesh
14.	Shri Mahesh Sharma	Indore Municipal Corporation
15.	Prof. J.J. Bora	CSIR-NEIST, Jorhat
16.	Shri Hari Krishna	CREDAI
17.	Shri Vipin Saxena	
18.	Shri Manish Kumar	PMU-HFA, MoHUA
19.	Shri J.K. Prasad	
20.	Shri Kanha Godha	
21.	Shri Umesh Kumar	
22.	Shri Naveen Rai	

23.	Ms. Surbhi Sagar	
24.	Shri Siddhartha Sharma	M/s SGC Magicrete LLP
25.	Shri Vitrang	
26.	Shri Manoj Malani	M/s Malani Construction Co
27.	Shri Rakesh Koladiya	M/s Mitsumi Housing Pvt. Ltd.
28.	Shri Ajay Shah	M/s Jam Sustainable Housing LLP
29.	Ms. Nidhi Vora	
30.	Shri Kapildev Sharma	
31.	Shri Kashinath Kinge	M/s KPR Projectcon Pvt. Ltd.
32.	Shri Dharmesh Goel	CPWD
33.	Shri B.G. Sangle	NAREDCO
34.	Shri Shubham Debnath	
35.	Ms. Bhavya Mittal	LHP Indore
36.	Shri Vipin Kumar	LHP Rajkot
37.	Shri Dhansekhar AP	LHP Agartala

[Handwritten signature]