

Government of India  
Ministry of Housing and Urban Affairs  
**(HFA-V Division)**

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Room No. 3, Technical Cell, Gate No. 7,  
Nirman Bhawan, New Delhi-110011

Dated: 17.11.2022

**OFFICE MEMORANDUM**

**Sub: Minutes of the 8<sup>th</sup> meeting of Project Monitoring Committee held on 15.11.2022 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 8<sup>th</sup> meeting of Project Monitoring Committee (PMC) held on 15.11.2022 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.

  
(B.K. Mandal)

Under Secretary to the Government of India  
Tel: 23063285  
E-mail: clsshfa5@yahoo.com

**Encl.: As above.**

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9. All the Mission Director (PMAY) of the concerned LHP States
10. All the concerned SLNA constituted for PMAY-U
11. All the concerned ULB/Development Authority
12. All the concerned IITs

13. Shri Rajan Bandelkar, Vice President, NAREDCO, GA - 1, Court Chambers 35, New Marine Lines, Mumbai-400020, Maharashtra, E-mail: [rajanbandelkar@gmail.com](mailto:rajanbandelkar@gmail.com), [naredco.m@gmail.com](mailto:naredco.m@gmail.com)
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2. M/s Mitsumi Housing Pvt. Ltd., The First, D-1108, 11<sup>th</sup> 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
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**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 8<sup>th</sup> meeting of Project Monitoring Committee held on 15.11.2022 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)**

8<sup>th</sup> meeting of Project Monitoring Committee was held on 15.11.2022 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 LHP Construction Agencies. The representatives of Construction Agencies of all six 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 PMC meeting. The Chairman in his opening remarks informed that as LHP Chennai & Rajkot have already been inaugurated by the Hon'ble Prime Minister, the focus should be on remaining projects at Indore, Lucknow, Ranchi and Agartala so that these are completed soon and handed over to beneficiaries as planned. The Chairman further emphasised that the Construction Agencies have to take all measures to complete them in time so that the LHP Indore and LHP Lucknow may be inaugurated on 26<sup>th</sup> January 2023 and mid-February 2023 respectively.

The Chairman further emphasised that the Light House Projects are first of its kind of project being implemented in the country using world's best innovative construction Technologies. These Projects are different in nature from one another in terms of its construction process, use of materials and techniques. "Being unique projects considered as live laboratories for learning by all stakeholders with construction technologies in Hybrid modes with steel structures in Indore, Lucknow and Agartala and 3D volumetric in Ranchi, not earlier used in any project in building sector in India, the Committee noted the various technical and other issues from time to time as the projects progressed. Therefore, the time taken for completion of these projects are different. As Hon'ble Prime Minister also emphasized that in a way, these projects are incubation centres for experiment and our planners, architects, engineers and students will be able to learn and experiment with new technology.

Director (HFA-V) made a presentation on the progress of four LHPs i.e. LHP Indore, LHP Lucknow, LHP Ranchi and LHP Agartala.

a. **LHP Indore, Madhya Pradesh:** The Superstructure work is in progress in all 8 Towers at various floors. In Tower 1 & 2, finishing work is in progress. In Tower 3,4 and 5, PEB and slab work is completed and EPS Wall panels are being installed at 7<sup>th</sup> and 8<sup>th</sup> floor. In Tower 6, 7 and 8; the superstructure work is in advance stage. It was also observed that Infrastructure works like roads, drainage, sewerage, boundary wall etc. works are also in progress. The

State representative informed that the manpower deployed is about 50% of the required strength. He opined that the agency is required to arrange materials and manpower to work parallel in each floor of all the towers to meet the target. The agency informed that the supply of wall panels by the technology provider is still not regular as planned. The Chairman directed the agency to resolve the issue of supply of the panels immediately and complete the project by Mid of January 2023 by all means so that it is inaugurated by Hon'ble Prime Minister on 26<sup>th</sup> January 2023.

- b. **LHP Lucknow, Uttar Pradesh:** It was observed that Steel structural (PEB) erection work is in progress up to top storey i.e. 13<sup>th</sup> Floor in Block A1 (Part of Block A) & up to 11<sup>th</sup> Floor in other two Blocks C & D. In the remaining blocks i.e. Block B & Block A2, PEB work progress is quite slow. Out of total 1,040 DUs, only about 410 DUs have completed till date with casting of PVC Wallforms. It was further observed that despite giving commitment to complete the project by December 2022 in the last meeting of PMC held on 23.9.2022, the progress of work remains dismal. Director, SUDA informed that the Agency was advised to submit PERT Chart to complete the work by 10 February 2023, but no such Chart has been submitted by the Agency so far. The Chairman expressed serious concern about the overall progress and directed the Agency to put all its resources to complete the project by February 10, 2023 and submit the PERT Chart on urgent basis. The Agency informed that they have initiated parallel activities on all building blocks, infrastructure works and assured to submit the PERT Chart to complete the project in mid-February 2023.
- c. **LHP Ranchi, Jharkhand:** It was observed that the superstructure work is at advanced stage in two building blocks (Block 1- 9<sup>th</sup> floor & Block 2-8<sup>th</sup> floor), and at 1<sup>st</sup> floor level in Block 3 & 4. Out of 1,008 DUs, till date 309 DUs have been erected. However, current pace of erection work was observed to be slow. The Agency stated that with installation of additional tower cranes, they will plan to erect the components fast in coming months and expedite the progress. Considering the assurance given by the Agency, the Chairman directed the Agency to increase the pace further and complete the project by March 2023.
- d. **LHP Agartala, Tripura:** Out of seven towers, the piling work is completed in six towers and PEB work is in progress in two towers (Tower A – 1<sup>st</sup> floor Tower F- 4<sup>th</sup> floor). The State representative informed that the project is also being monitored closely at state level and in spite of all support for security and smooth operation at site, the progress remains to be very slow. Though there is slight increase in number of workforce, the required number of manpower is still not deployed. The Chairman expressed serious concern about the slow progress of the project and advised the agency to expedite the work to complete the project in next six months before rainy season. The Chairman opined that the Agency should take advantage of the technology and take all necessary measures to complete the work in time so that it may be completed and inaugurated in June 2023.

### 3. Issue of Increase in Rate of GST

The issue of increased GST from 12% to 18% was discussed in the light of Amendment Notification No. 3 of 2022 to Notification 11 of 2017 on GST. It was noted that the agencies have already started depositing the increased GST as per the above notification and have requested for reimbursement of the difference in GST rate. In this regard, it was decided that the matter may be taken up separately keeping in view the contract condition.

### 4. Release of State and Beneficiary shares

It was observed that Madhya Pradesh and Jharkhand States have not released the matching State and beneficiary share due as on date. The Chairman requested the States to release the due share to BMTPC at the earliest. The Chairman suggested that the Beneficiary share should be collected before competition of the project, otherwise there may be defaulters at the time of possession.

### 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. The details of the payments (RA bill-wise) made till date for all the projects along with charges for TPQMA are as under:

LHP-wise Payment Status (Amount in ₹)							
Amount paid	Agartala	Chennai	Indore	Lucknow	Rajkot	Ranchi	TPQMA
	23,22,12,500	114,64,19,155	80,25,60,000	54,86,84,260	109,94,68,565	27,73,64,228	96,64,024
In %	14.29%	98.60%	62.70%	41.92%	92.47%	20.70%	38.78%

6. With reference to the payment of pending bills, following running bills for payment have 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	Amount Proposed by LHP construction agencies	Payment recommended for release (including GST @ 12%)
1	Rajkot, Gujarat	₹3,13,83,557	₹ 3,00,20,634
2	Indore, Madhya Pradesh	₹5,11,36,480	₹ 4,61,09,504
3	Lucknow, Uttar Pradesh	₹5,33,68,691	₹ 4,84,98,450
4	Ranchi, Jharkhand	₹4,56,99,113	₹ 4,12,06,657
5	Chennai, Tamil Nadu	₹1,62,77,753	Not more than ₹1,62,77,753
6	TPQMA	₹16,22,330	₹15,81,772/- (Including GST of ₹ 2,47,474/- @18%)

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

6. After taking a considerate view on the current progress of the projects and the issues flagged by the construction agencies, the Chairman conveyed that with the successful completion of LHP Chennai and Rajkot and their subsequent inauguration by Hon'ble Prime Minister, it is expected that all other Agencies would take necessary measures to complete their projects in time.

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

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## 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.	Shri Shailesh Kumar Agrawal, ED	
4.	Shri C.N. Jha, Dy. Chief	Building Materials and Technology Promotion Council (BMTPC)
5.	Shri Pankaj Gupta, Dy. Chief	
6.	Shri Mihir Kanti Gop, Chief Planner & LHP Nodal Officer	Government of Tripura
7.	Ms. Yashu Rustagi, Director, SUDA	Government of Uttar Pradesh
8.	Shri Kamlesh Goyal, City Engineer	Rajkot Municipal Corporation
9.	Shri Bhavin Patel, Project Coordinator, Affordable Housing Mission	Government of Gujarat
10.	Dr. Satendra Singh, Addl. Commissioner (UADD) & Mission Director	Government of Madhya Pradesh
11.	Shri Govind Rao, Managing Director - TNUHDB	Tamil Nadu Urban Habitat Development Board
12.	Shri Mahesh Sharma	Indore Municipal Corporation
13.	Shri Vipin Saxena	CREDAI
14.	Shri Manoj Malani	M/s Malani Construction Co.
15.	Shri Ajay Shah	M/s Jam Sustainable Housing LLP
16.	Shri Kashinath Kinge	M/s KPR Projectcon Pvt. Ltd.
17.	Shri Parag Bedmutha	
18.	Shri Yogesh Aychitte	M/s B.G. Shirke Construction Technology Pvt. Ltd
19.	Shri Siddhartha Sharma	M/s SGC Magicrete LLP
20.	Shri Vitrang Kumar	
21.	Shri Ramachandran Mallick	LHP Agartala
22.	Shri Manish Kumar	PMU-HFA, MoHUA
23.	Shri J.K. Prasad	
24.	Shri Kanha Godha	
25.	Shri Umesh Kumar Singh	
26.	Shri Naveen Rai	
27.	Ms. Surbhi Sagar	
28.	Shri Abhishek Mishra	