

OFFICE MEMORANDUM

Sub: **Minutes of the 9th meeting of Project Monitoring Committee held on 06.12.2022 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 9th meeting of Project Monitoring Committee (PMC) held on 06.12.2022 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.

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. 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

13. 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 9th meeting of Project Monitoring Committee held on 06.12.2022 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)

9th meeting of Project Monitoring Committee (PMC) was held on 06.12.2022 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 five 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. 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 the Construction Agencies must focus on Completion of LHPs 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 must take all measures to complete these projects in time.

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

- a. **LHP Indore, Madhya Pradesh:** The Superstructure work is in progress in all 8 Towers at various floors. In Tower 1, 2 & 3 finishing work is in progress. In Tower 4,5 and 6 PEB and slab work is completed, and EPS Wall panels are being installed at 8th, 7th and 6th floor respectively. In Tower 7 and 8, the Superstructure work is at advance stage. It was also observed that Infrastructure works like internal roads, Boundary wall and installation of solar panel is in progress. The agency informed that Block 1, 2, 3 & 4 will be completed and ready for handover by January 2023. The representative of State Government has informed that work at site is very slow and wall panels as per requirement to complete the project at the site are not available. The agency informed that the issue of supply of wall panels by the Technology Provider has still not been sorted out as per requirement. The Chairman directed the agency to resolve the issue of supply of the panels immediately so that the project may be completed without any further delay. It was directed that a separate meeting with the Technology Provider may also be conducted to resolve the logistic issues.
- b. **LHP Lucknow, Uttar Pradesh:** It was observed that Steel structural (PEB) erection and PVC Wallforms Installation work has been completed up to top storey i.e. 13th Floor in Block A1 (Part of Block A) & up to 13th 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 480 DUs have been completed till date with concreting of PVC Wallforms. The agency has assured that Block 1A will be completed by December 2022 and Block C & D by 20 January 2023. The Chairman expressed serious concern about the overall progress and directed the Agency to put all its resources and increase the manpower to complete the project without any further delay. Agency informed

that they have initiated parallel activities on all building blocks, infrastructure works and assured to complete the project as per rescheduled time.

- c. **LHP Ranchi, Jharkhand:** It was observed that the Superstructure work of Block 1 and 2 have been completed upto 9th Floor and finishing work is in progress in 8th floor, at 2nd floor level in Block 5 & 6 and ground floor in Block 7. The Superstructure work of Block 3 & 4 has not yet started. Out of 1,008 DUs, till date 384 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 in block 3 & 4, they plan to erect the components fast in the month of December 2022 and expedite the progress. Considering the assurance given by the Agency, the Chairman directed the Agency to speed up the pace of installation of DUs to complete the project by March 2023.
- d. **LHP Agartala, Tripura:** It was observed that the Superstructure work of Block F has reached upto 4th floor and in block A, 90 columns out of 94 columns have been erected. The Agency informed that Block A & F will be completed by February 2023 and Structure of G & B by February 2023. The work up to plinth is in progress in the Block No. B, C, E and G. A total of 110 piles have been completed out of 289 piles in Block D. The remaining 179 piles will be completed by December 2022. The average workforce at the site has increased since last 15 days and currently it is about 250 labours. The Chairman advised the Construction Agency to expedite the construction work by deploying more workforce at the site and by any means it should not go beyond May 2023 before rainy season starts. The Chairman also opined that the Agency should take advantage of the innovative technology and take all necessary measures to complete the work within the target date.

3. Release of State and Beneficiary shares

It was observed that the States of Madhya Pradesh and Jharkhand have not yet released the matching State along with the beneficiary share due as on date. The Chairman requested the States to release the due share to BMTPC at the earliest. State Government representative of Madhya Pradesh informed that ₹10 crore have been transferred to Escrow account. It was also observed that State Government of Jharkhand has also transferred ₹2.26 crore to Escrow account. The Chairman suggested that the Beneficiary share should be collected before completion of the project otherwise, there may be defaulters at the time of possession.

4. Release of Payment of pending bills of the agencies

Director (HFA-V) apprised the PMC about the already payments made against the Running Bills submitted by the LHP Construction agencies and TPQMA agency. The details of the payments made till date for all the projects along with charges for TPQMA is as under:

LHP wise Payment Status (Amount in ₹)							
	Agartala	Chennai	Indore	Lucknow	Rajkot	Ranchi	TPQMA
Total Amount paid	23,22,12,500	116,26,96,912	85,10,96,320	59,97,35,260	112,94,89,199	32,07,39,657	1,12,45,796
In %	14.29%	100%	66.49%	45.82%	95.00%	23.94%	38.78%

Handwritten signature

5. Following running bills for payment have been received by the LHP 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	₹5,94,46,800	₹4,16,12,760
2	Indore, Madhya Pradesh	₹5,93,47,200	₹5,63,79,840
3	Lucknow, Uttar Pradesh	₹16,08,76,100	₹15,28,32,295
4	Ranchi, Jharkhand	₹5,61,03,884	₹5,55,88,588
5	Agartala, Tamil Nadu	₹7,67,57,063	₹7,30,19,375
Total		₹41,25,31,047	₹37,94,32,858

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 re-emphasized that all the Agencies must take necessary measures including supply of materials and deployment of required additional manpower to complete the projects in stipulated 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 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 Mihir Kanti Gop, Chief Planner & LHP Nodal Officer	Government of Tripura
8.	Shri Shailesh Priyadarshi, Assistant Director	Government of Jharkhand
9.	Shri Rajan Kumar, SLTC	
10.	Shri Mahesh Sharma, Executive Engineer	Indore Municipal Corporation
11.	Shri Asjad Alvi, Urban Planner	State Urban Development Agency, Uttar Pradesh
12.	Shri Vipin Saxena, Member PMC	CREDAI
13.	Shri Manoj Malani, Director	M/s Malani Construction Co
14.	Shri Ajay Shah, Director	M/s Mitsumi Housing Pvt. Ltd.
15.	Shri Viral Tanna, Project Manager	M/s Jam Sustainable Housing LLP
16.	Shri Kashinath Kinge, Project Manager	M/s KPR Projectcon Pvt. Ltd.
17.	Shri Siddhartha Sharma, President	M/s SGC Magicrete LLP
18.	Shri Vitrang Kumar, Project Manager	
19.	Shri Ramachandran Mallick, Site Engineer, BMTPC	LHP Agartala
20.	Shri Tarun Kumawat, Site Engineer, BMTPC	LHP Indore
21.	Shri Anil Kumar, Site Engineer, BMTPC	LHP Rajkot
22.	Shri Ramesh Kumar, Site Engineer, BMTPC	LHP Ranchi
23.	Shri M.K. Nassa, Site Engineer, BMTPC	LHP Lucknow
24.	Shri Manish Kumar	PMU-HFA, MoHUA
25.	Shri J.K. Prasad	
26.	Shri Kanha Godha	
27.	Shri Umesh Kumar	
28.	Shri Naveen Rai	
29.	Ms. Surbhi Sagar	
30.	Shri Abhishek Mishra	