

**TOUR NOTES OF MD'S VISIT TO AWHO DINESH VIHAR PROJECT AT  
OMR CHENNAI FROM 08 - 10 SEP 2022**

1. MD AWHO visited AWHO Dinesh Vihar Project at OMR Chennai from 08 - 10 Sep 2022. During the visit, he addressed and interacted with the allottees. Points discussed and decision of MD AWHO are given in succeeding paras.

<u>Ser No.</u>	<u>Pts Discussed</u>	<u>Decision</u>	<u>Action</u>	<u>Info</u>
2.	<p><b>Registration of Sale Deed.</b> MD informed the allottees that his primary aim of visiting Chennai was to meet govt officials to resolve temporary suspension of Sale Deed Registration of the DUs. In this regard he met Principal Secretary to Hon'ble Chief Minister and Chief Secretary of Tamil Nadu on 09 Sep 2022. They have assured to make efforts to resolve the land issue of AWHO Dinesh Vihar at the earliest. However, since the matter is subjudice, the timeframe to resolve the matter cannot be confirmed.</p> <p>MD assured that sufficient BGs of M/s TVH shall be retained by AWHO till such time this matter is resolved.</p>	MD assured the allottees that it is the responsibility of M/s TVH and AWHO to resolve the land issue. Earnest efforts shall be made to resolve this matter, so that registration of Sale Deeds can commence.	PD M/s TVH Dir (Cont) Dir (Land) Dir (F&A)	DVAOA Dir (Plg) Dir (Mktg)
3.	<p><b>Panchayat Water Supply.</b> MD stated that presently there is no piped water supply in any residential colony of OMR, Chennai, including DLF. However, efforts are being made for getting water supply for Dinesh Vihar from Thazhembur Panchayat, which is likely to be made operational by 31 Oct 2022. During his interactions with govt officials, it has also been learnt that State Govt is finalising the scheme for regular water supply in the OMR region, which is likely to start piped water supply by 2025.</p>	<p>(a) M/s TVH to take all required actions to ensure that piped water supply from Panchayat becomes operational latest by 31 Oct 2022.</p> <p>(a) PD to monitor the same and ensure its implementation.</p>	<p>PD M/s TVH</p> <p>PD</p>	<p>Dir (Plg) Dir (Cont)</p> <p>Dir (Plg)</p>
4.	<p><b>Fire Fighting System.</b> MD expressed his concern over the inability of DVAOA to get the Fire Licence renewed and put an effective fire fighting system in place. MD stated that the Fire Licence which was valid till Apr 2022, had not been renewed by the Management Committee, despite PD's offer to provide assistance for the same. MD stated that allottees and residents are under grave risk due to this.</p>	DVAOA to take immediate action in the overall interest of allottees / residents to get the Fire Licence renewed and also have an effective Operation & Maintenance system for Fire Fighting in place.	DVAOA	PD Dir (Plg) Secretary

.....contd

<u>Ser No.</u>	<u>Pts Discussed</u>	<u>Decision</u>	<u>Action</u>	<u>Info</u>
5.	<b>Closing of Lobby Opening.</b> MD stated that closing of lobby openings in towers with a view to prevent rain water entering lift wells has implications on fire rescue, aesthetics, natural ventilation and light etc. Therefore, any decision on the same would be based on ratification through GBM, giving out clear requirement and design.	DVAOA to intimate their decision / proposal duly ratified in GBM.	DVAOA	PD Dir (Plg) Dir (F&A) Dir (Cont) Secretary M/s TVH PMC
6.	<b>Landscaping of E-Decks.</b> MD stated that AWHO is not in favour of undertaking landscaping and arboriculture in 'E'-deck of Towers, though it was planned by the architect, in view of likely damages it may cause in the long run. He said that if DVAOA desires to have the landscaping and arboriculture in 'E'-deck of Towers, the same may be ratified through GBM. DVAOA may thereafter form a Board / Committee and forward the proposal. AWHO will make payment to DVAOA as per demand of funds from them, based on the progress of work. MD clarified that Contractor has not been paid for the work which has not been done by them. Amounts saved from deleted works are available in the Project Account. Whatever amount that is surplus / balance, shall be refunded to the allottees once the accounts are audited and closed.	(a) DVAOA to intimate their decision / proposal duly ratified in GBM.  (b) DVAOA to thereafter constitute Board / Committee and get the work executed at their end.	DVAOA	PD Dir (Plg) Secretary Dir (Cont) Dir (F&A)
7.	<b>Organic Waste Converter (OWC).</b> MD stated that DVAOA may decide on the type / make / location of OWC and submit their proposal to AWHO. Work shall be executed and supervised through DVAOA and AWHO shall release funds to DVAOA, as per demand of funds based on progress of work.	(a) DVAOA to submit their firm proposal, based on execution and supervision at their end.  (b) Funds shall be released to DVAOA as per demand of funds based on progress of work.	DVAOA	PD Dir (Plg) Dir (F&A) Secretary
8.	<b>Refund of Interest on Delayed Payments.</b> MD stated that he is very happy to share that AWHO is refunding approx Rs 75 Crores to AWHO allottees towards balance of completed projects, interest charged on delayed payments and booking / registration amount of various projects which are not being launched. He mentioned that he took up this point in	MD requested the allottees to deliberate if they would prefer the refund of this amount or spend it on avoidable / unwanted expenditure.	DVAOA	Dir (F&A)

.....contd

<u>Ser No.</u>	<u>Pts Discussed</u>	<u>Decision</u>	<u>Action</u>	<u>Info</u>
	Board of Governers (BoG), which was kind enough to approve it in the interest of allottees. 561 allottees of Dinesh Vihar will get the benefit of refund of interest on delayed payment. He added that substantial amount is being held in Dinesh Vihar Project Account, which shall be refunded to the allottees once project accounts are closed and ongoing legal cases with a few allottees are settled. The amount is likely to be in six figures for bigger DUs and in high five figures for smaller DUs.			
9.	<b>Malfunctioning of STPs.</b> MD stated that it has been reported to him by site staff that both STPs have become malfunctional due to improper operation and maintenance. Capt Palani, Secretary of DVAOA however confirmed that both the STPs are fully functional.	Since it has been confirmed that both the STPs are fully functional, nothing further is required to be done as it is being maintained by DVAOA.	DVAOA	PD Dir (Plg) Secretary
10.	<b>Taking Over of Assets by DVAOA.</b> MD took serious note of the fact that despite intimating DVAOA well in advance every month since Feb 2022 that PD will not be available after 31 Aug 2022, DVAOA has not taken over all the assets with observation / defect list which could be rectified within Defect Liability Period. Thus, DVAOA has lost the opportunity to get the defects rectified, if any. (Copy of AWHO Letter Number B/03020/Turn Key/Chennai/ Mon/AWHO (ii) dt 14 Feb 2022 is enclosed).	(a) Site staff would rectify defects of Towers 'B' and 'C', which fall under Defect Liability Period.  (b) DVAOA to sign the inventories and take over all assets, as these are deemed to be handed over since the allottees are using these facilities for past many months.	DVAOA	PD Dir (Plg) Secretary M/s TVH
11.	<b>Unsold Dwelling Units (DUs).</b> MD informed that 39 DUs are yet to be sold. Requests have been received from prospective buyers but they are not purchasing the DUs due to the apprehension about registration of Sale Deeds.		Dir (Mktg)	
12.	<b>Non Payment to Vendors by DVAOA.</b> MD stated that it has been intimated to him by PD, that DVAOA has not made payment for Swimming Pool Maintenance to Vendor from Jan – Mar 2022. He added that vendor who had cleaned the STPs Sumps and tanks has also not been paid by DVAOA.	DVAOA to clear the due payments to the vendors for the services rendered by them.	DVAOA	PD

<u>Ser No.</u>	<u>Pts Discussed</u>	<u>Decision</u>	<u>Action</u>	<u>Info</u>
<b>Points from Allottees</b>				
13.	<p>Mrs Nirupa Ramanujam, owner of F-194 brought out following points :-</p> <p>(a) Entrance of Tower 'F' has foul smell.</p> <p>(b) Funds for Panchayat Water Supply be released.</p> <p>(c) 'E' – Deck arboriculture be executed by AWHO as per original plan.</p>	<p>(a) PD clarified that it is a maintenance issue. The shaft from kitchen drains need regular cleaning. MC be asked to take necessary action for regular cleaning.</p> <p>(b) MD clarified that responsibility of obtaining Panchayat Water supply has been entrusted to M/s TVH. Once Water supply becomes operational, the amount shall be paid to the Panchayat.</p> <p>(c) Issue has already been clarified. (refer Para 6 above).</p>	<p>DVAOA</p> <p>M/s TVH</p> <p>DVAOA</p>	<p>PD</p> <p>PD Dir (Plg) Dir (F&amp;A)</p> <p>PD Dir (Plg) Dir (Cont) Secretary</p>
14.	Cdr Mahesh Gerald, owner of B-213 brought out that few defects in his DU are yet to be rectified.	PD to look into it and get those defects rectified which are under Defect Liability.	PD M/s TVH	Dir (Cont) Dir (Mktg) Dir (Plg)
15.	Maj Murali Gopalakrishnan, owner of A-231 asked when the Patta of land will be transferred in the name of DVAOA .	MD clarified that the entire Phase I land less OSR and land gifted to TNEB, is being divided proportionately to all allottees as UDSL as per the norms of Tamil Nadu and no land shall be transferred to DVAOA.	DVAOA	PD Dir (Land) Dir (Plg) Secretary
16.	Capt Nithyanandhan, owner of C-284 requested that since Tower 'C' was handed over the last, the maintenance amount be extended by one more year for Tower 'C'.	<p>MD stated that this shall be deliberated on his return and shall be intimated.</p> <p>It is clarified that since maintenance has been handed over to DVAOA, AWHO is not in a position to decide on this aspect. DVAOA can decide the issue with passing of suitable resolution in GBM.</p>	DVAOA	PD Secretary Dir (Plg) Dir (F&A)
17.	Capt Venkataraman, owner of A-312 requested that Sale Deed should be unconditional and getting Sale Deed registration from a fixed advocate be avoided. He also requested that draft Sale Deed based on UDS be prepared.	(a) MD stated that there is no compulsion to utilize services of a particular advocate for Sale Deed Registration. Allottees have full freedom to choose any advocate of their choice.	DVAOA PD	Dir (Land)

.....contd

<u>Ser No.</u>	<u>Pts Discussed</u>	<u>Decision</u>	<u>Action</u>	<u>Info</u>
		(b) MD stated that at this stage when project is complete, registration of Sale Deed based on UDS is not feasible as PD has explored all possibilities & provisions. MC has also checked with Sub Registrar office. DVAOA may again check with Sub Registrar office & confirm in writing from them if the same is feasible. Capt Venkataraman had raised the issue with Dy MD (Tech) during his vis. Dy MD (Tech) had asked Capt Venkataraman to prepare a draft Sale Deed based on UDS as per his satisfaction, get it approved from Sub Registrar & fwd to PD for further action. Same is still awaited.	DVAOA PD Dir(Land)	Dir (Mktg) Dir (Plg)
18.	Capt Srinivasan, owner of A-274 stated that payment made for water tankers worth approx. Rs 49 lakh be reimbursed by AWHO.	(a) MD stated that contractor has fulfilled his obligations by making payment for development charges.  (b) As regards payment for Water Tankers, it can at best be paid from Project Fund. MD asked allottees to deliberate over it and confirm through DVAOA whether they should expend available funds for this or get additional refund of this amount.	DVAOA	PD Dir (Cont) Dir (F&A) Dir (Plg)
19.	Cdr Gopa Kumar, owner of A-114 stated that certain conditions given in Environmental Clearance (EC) have not been complied with. If any deviations have been obtained, same be intimated. Mr Gokul, Senior GM of M/s TVH clarified that certain conditions have not been met due to alternate arrangements provided in the project. He confirmed that EC Compliance Report has been obtained from MoEF.	Rep of M/s TVH explained that EC has been obtained after due verification of compliance of all stipulations and there are no shortcomings except installation of OWC, which shall be installed in consultation with DVAOA.	PD M/s TVH DVAOA	Dir (Plg) Dir (Cont)
20.	Maj Gen Murali Gopalakrishnan, owner of A-231 asked for load calculation of ACs which have not been installed in Club House restaurant.	PD explained that ACs were not fitted in restaurant since it can be decided by the vendor who takes on the contract for running the restaurant. He stated that amount saved towards these ACs is available in the Project Account. He stated that load details shall be provided shortly by M/s TVH staff.	DVAOA PD M/s TVH	Dir (Plg) Dir (Cont) Dir (F&A)

.....contd

<u>Ser No.</u>	<u>Pts Discussed</u>	<u>Decision</u>	<u>Action</u>	<u>Info</u>
21.	Capt Tiwari, owner of F-054 enquired about the outdoor sports facilities in OSR.	MD stated that AWHO cannot violate the guidelines on OSR vide which no concrete structures can be constructed. Volleyball and Football grounds have been provided. DVAOA may intimate their requirement of additional sports facility, if any, without the concrete structure. The same can be added.	DVAOA	PD Dir (Plg) Secretary
22.	Col CM Unnithan, owner of F-263 said that existing open well which got damaged has not been repaired yet.	MD stated that it was an old point. It has already been clarified that since open well got damaged due to desilting process undertaken by DVAOA, its repair also be undertaken by DVAOA.	DVAOA	PD Dir (Plg) Secretary
23.	Col CM Unnithan, owner of F-263 raised a few issues which were mostly old issues which had been clarified / replied earlier.	MD clarified that most of the issues raised by Col CM Unnithan have been clarified / replied earlier. MD stated that Dinesh Vihar is the best project of AWHO. It is up to the allottees to ensure that it becomes the best project to live in as well. MD stated that while most of the allottees were happy, a few allottees were spoiling the reputation of the society.	DVAOA	PD Secretary Dir (Plg) Dir (Mktg)
24.	Maj Gen Murali Gopalakrishnan raised the issue regarding beautification of entrance to towers, which had been a pending issue.	MD agreed to get the work executed. He directed the PD to get the work executed latest by 20 Oct 2022.	PD M/s TVH	DVAOA Dir (Plg) Dir (F&A)
25.	<b><u>Details of Expenditure by PD out of Maintenance Fund.</u></b> One of the MC member raised the issue of details of FMC spent by PD. PD informed that all details of expenditure carried out by PD out of FMC have been provided to previous MC.	MD directed PD to get the Acnts audited and provide audited Accts of FMC spent by PD to MC members.	PD	DVAOA Dir (F&A)

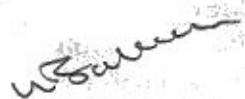
26. MD AWHO thanked the allottees who were present for the interaction.

27. There being no additional points, the meeting was declared closed.

Case No : B/03020/OMR Chennai/Thur/AWHO

Army Welfare Housing Organisation  
South Hutments, Kashmir House  
Rajaji Marg, New Delhi - 110011.

Dated : 22 Sep 2022

  
(K Prakash)  
Col  
Dir (Planning)  
for Managing Director

Tele: 23019294

**To be E-mailed**

Army Welfare Housing Organisation  
South Hutments, Kashmir House  
Rajaji Marg, New Delhi-110011

B/03020/Turn Key/Chennai/~~Mem~~ /AWHO (ii) 14 Feb 2022

**President**

Dinesh Vihar Apartment Owners Association (DVAOA)  
Dinesh Vihar, AWHO OMR Complex  
Ahead of DLF Garden City, HLC School Road  
Thazhambur, Semmancheri, Chennai – 600130

**CLOSURE OF AWHO SITE OFFICE**  
**DINESH VIHAR, AWHO CHENNAI PROJECT**

1. It is intimated that the office of Project Director, AWHO Chennai shall be closed wef **31 Oct 2022**. Further it is intimated that Project Director, AWHO Chennai shall be available only till **31 Aug 2022**.
2. You are therefore requested to take over the project in all respects latest by **30 Jun 2022**. Deficiency or anomalies, if any, may be intimated to Project Director by **30 Jun 2022**, so that the same are addressed / rectified by **31 Aug 2022**.
3. For necessary action please.

*K Prakash*  
(K Prakash)  
Col  
Dir (Planning)  
For Managing Director

**Copy to:-**

**Project Director**

Army Welfare Housing Organisation  
Near DLF City Garden  
Behind Sathyabama University (OMR)  
Thalambur, Chennai – 600130

**Internal**

**Secy**

**Dir (Adm)**

**Dir (Contracts)**

**Dir (F&A)**

**Dir (Land)**

**Dir (Mktg)**