

**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><u>Registration of Sale Deed.</u> 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)	RWA Dir (Plg) Dir (Mktg)
3.	<p><u>Panchayat Water Supply.</u> 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><u>Fire Fighting System.</u> MD expressed his concern over the inability of RWA 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>	RWA 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.	RWA	PD Dir (Plg) Secretary

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5.	<u>Closing of Lobby Opening.</u> 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.	RWA to intimate their decision / proposal duly ratified in GBM.	RWA	PD Dir (Plg) Dir (F&A) Dir (Cont) Secretary M/s TVH PMC
6.	<u>Landscaping of E-Decks.</u> 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 RWA desires to have the landscaping and arboriculture in 'E'-deck of Towers, the same may be ratified through GBM. RWA may thereafter form a Board / Committee and forward the proposal. AWHO will make payment to RWA 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) RWA to intimate their decision / proposal duly ratified in GBM. (b) RWA to thereafter constitute Board / Committee and get the work executed at their end.	RWA	PD Dir (Plg) Secretary Dir (Cont) Dir (F&A)
7.	<u>Organic Waste Converter (OWC).</u> MD stated that RWA may decide on the type / make / location of OWC and submit their proposal to AWHO. Work shall be executed and supervised through RWA and AWHO shall release funds to RWA, as per demand of funds based on progress of work.	(a) RWA to submit their firm proposal, based on execution and supervision at their end. (b) Funds shall be released to RWA as per demand of funds based on progress of work.	RWA	PD Dir (Plg) Dir (F&A) Secretary
8.	<u>Refund of Interest on Delayed Payments.</u> 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 Board of Governors (BoG), which was kind enough to approve it in the interest of allottees. 561 allottees of Dinesh Vihar	MD requested the allottees to deliberate if they would prefer the refund of this amount or spend it on avoidable / unwanted expenditure.	RWA	Dir (F&A)

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	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.	Malfunctioning of STPs. 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, owner of F-122, 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 RWA.	RWA	PD Dir (Plg) Secretary
10.	Taking Over of Assets by RWA. MD took serious note of the fact that despite intimating RWA well in advance every month since Feb 2022 that PD will not be available after 31 Aug 2022, RWA has not taken over all the assets with observation / defect list which could be rectified within Defect Liability Period. Thus, RWA has lost the opportunity to get the defects rectified, if any. (Copy of HQ AWHO & PD Chennai Letter Numbers B/03020/Turn Key/Chennai/ Mon/AWHO (ii) dt. 14 Feb 22, B/03020/Turn Key/Chennai/Fri /AWHO dated 25 Feb 22, B/03020/Turn Key/ Chennai/Thur/AWHO dated 03 Mar 22, B/03020/Turn Key/ Chennai/ Wed /AWHO dated 16 Mar 22, B/03020/Turn Key/ Chennai/Fri/AWHO dated 25 Mar 22, B/03020/Turn Key/Chennai/Wed/AWHO dated 04 May 22, B/03001/21/PLG/CHN/ WED/AWHO dated 25 May 22, B/03020/ Turn Key/ Chennai/ Wed/AWHO dated 01 Jun 22 are enclosed).	(a) Site staff would rectify defects of Towers 'B' and 'C', which fall under Defect Liability Period. (b) RWA 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.	RWA	PD Dir (Plg) Secretary M/s TVH
11.	Unsold Dwelling Units (DUs). 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)	

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Points from Allottees				
12.	Non Payment to Vendors by RWA. MD stated that it has been intimated to him by PD, that RWA 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 RWA.	RWA to clear the due payments to the vendors for the services rendered by them.	RWA	PD
13.	Mrs Nirupa Ramanujam, owner of F-194 brought out following points :- (a) Entrance of Tower 'F' has foul smell. (b) Funds for Panchayat Water Supply be released. (c) 'E' – Deck arboriculture be executed by AWHO as per original plan.	(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. (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. (c) Issue has already been clarified. (refer Para 6 above).	RWA M/s TVH RWA	PD PD Dir (Plg) Dir (F&A) PD Dir (Plg) Dir (Cont) Secretary
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 RWA .	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 RWA.	RWA	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'.	MD stated that this shall be deliberated on his return and shall be intimated. It is clarified that since maintenance has been handed over to RWA, AWHO is not in a position to decide on this aspect. RWA can decide the issue with passing of suitable resolution in GBM.	RWA	PD Secretary Dir (Plg) Dir (F&A)

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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.	<p>(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.</p> <p>(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. RWA 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.</p>	<p>RWA PD</p> <p>RWA PD Dir(Land)</p>	<p>Dir (Land)</p> <p>Dir (Mktg) Dir (Plg)</p>
18.	Capt Srinivasan, owner of A-274 stated that payment made for water tankers worth approx. Rs 49 lakh be reimbursed by AWHO.	<p>(a) MD stated that contractor has fulfilled his obligations by making payment for development charges.</p> <p>(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 RWA whether they should expend available funds for this or get additional refund of this amount.</p>	RWA	<p>PD Dir (Cont) Dir (F&A) Dir (Plg)</p>
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 RWA.	<p>PD M/s TVH RWA</p>	<p>Dir (Plg) Dir (Cont)</p>


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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.	RWA PD M/s TVH	Dir (Plg) Dir (Cont) Dir (F&A)
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. RWA may intimate their requirement of additional sports facility, if any, without the concrete structure. The same can be added.	RWA	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 RWA, its repair also be undertaken by RWA.	RWA	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.	RWA	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	RWA Dir (Plg) Dir (F&A)
25.	<u>Details of Expenditure by PD out of Maintenance Fund.</u> One of the allottee 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 Accts audited and provide audited Accts of FMC spent by PD to RWA.	PD	RWA 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.
28. These minutes are being issued again after incorporating amendment issued vide AWHO letter No B/03020/Turn Key / Chennai/Mon /AWHO dated 26 Sep 2022 and additional letters given to RWA to take over the assets at the earliest.

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

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

Dated : 13 Oct 2022



(Subash Raina)
Col
Offg 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/~~Mon~~ /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

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B/03020/Turn Key/Chennai/ *fti* /AWHO


25 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

HANDING OVER OF FIRE FIGHTING ACCESSORIES
DINESH VIHAR, AWHO CHENNAI PROJECT

1. Ref your letter No. DVAOA/AWHOMks/HT/2/2022 dt 14 Feb 2022.
2. Your contention at para 2 is not agreed to. DVAOA members are owners of the assets and are enjoying the benefits of their DUs, common areas / services / assets. Also, the responsibility of maintenance is being discharged by DVAOA. Thus any deficiency in maintenance of assets and wear & tear due to usage / lack of maintenance lies with DVAOA. AWHO shall rectify only initial defects through M/s TVH (I) Pvt Ltd, if notified within Defect Liability Period.
3. DVAOA is an elected and registered representative of allottees. As an institution, it has a charter and responsibilities. Change of MC members in successive elections does not make the present set up to disown various activities taken up by or with previous MC. You are requested to reconcile your records with previous MC, prior to making such statements.
4. Para 4 of your letter referred above is refuted. AWHO shall not be responsible for any deterioration / disruption of the system as entire system is in use by allottees, to be maintained by DVAOA. DVAOA is and shall be solely responsible for all such occurrences / events.



(Subash Raina)

Col

Offg Dir (Planning)

For Managing Director

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B/03020/Turn Key/Chennai/Thur /AWHO

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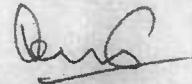
Mar 2022

President

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

HANDING OVER OF FIRE FIGHTING ACCESSORIES
DINESH VIHAR, AWHO CHENNAI PROJECT

1. Ref your letter No. DVAOA/AWHOWks/HT/1/2022 dt 14 Feb 2022.
2. In this connection please refer PD's letter No. B/03001/46/ES & FF/CHN/MON/AWHO dated 28 Feb 2022.
3. There has been reluctance on the part of DVAOA to take over common assets on some pretext or other to avoid taking responsibility. Writing a letter that AWHO is responsible for any thing going wrong does not absolve DVAOA of its responsibility of timely taking over assets and their maintenance as members / DVAOA are enjoying these facilities since considerable time.
4. DVAOA is advised to take over all the assets with defect list, if any, within Defect Liability Period which will be conveyed to M/s TVH (I) Pvt Ltd for their action as intimated vide this HQ letter No. B/03020/Turn Key/Chennai/Fri/AWHO dt 25 Feb 2022.



(Niranjn Singh)
Lt Col (Retd)
Offg Dir (Planning)
For Managing Director

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B/03020/Turn Key/Chennai/ Wed /AWHO

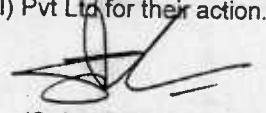
16 Mar 2022

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 AND HANDING / TAKING OVER OF
SWIMMING POOL : DINESH VIHAR, AWHO CHENNAI PROJECT**

1. Ref your letter Nos. DVAOA/AWHOMks/HT/2022 dt 07 Mar 2022 & DVAOA/AWHO/25/2022 dt 08 Mar 2022.
2. In connection of your letters referred at Para 1 of ibid letter, you are requested to refer the following :-
 - (a) This HQ letter No. B/03020/Turn Key/Chennai/Mon/AWHO (i) dt 14 Feb 2022.
 - (b) This HQ letter No. B/03020/Turn Key/Chennai/Mon/AWHO (ii) dt 14 Feb 2022.
 - (c) This HQ letter No. B/03020/Turn Key/Chennai/Fri /AWHO dated 25 Feb 2022.
 - (d) PD Chennai letter No. B/03001/46/ES & FF/CHN/MON/AWHO dated 28 Feb 2022.
 - (e) This HQ letter No. B/03020/Turn Key/Chennai/Wed/AWHO dated 02 Mar 2022.
 - (f) PD Chennai letter No. B/03001/07/Cont/CHN/WED/AWHO dated 02 Mar 2022.
 - (g) This HQ letter No. B/03020/Turn Key/Chennai/Thur/AWHO dated 03 Mar 2022.
2. There has been reluctance on the part of DVAOA to take over common assets on some pretext or other to avoid taking responsibility. It is intimated that all requisite NOCs / approvals required for running of the complex as applicable in general area of **DINESH VIHAR** project have been obtained from the statutory bodies /local authorities.
3. In respect of NOC for Swimming Pool, you are once again requested that need of NOC from the govt auth may please be amplified in terms of the agency issuing such NOC in the gen area of **DINESH VIHAR**.
4. DVAOA is once again advised to take over all the assets with defect list, if any, within Defect Liability Period which will be conveyed to M/s TVH (I) Pvt Ltd for their action.


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25 Mar 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

**RECTIFICATION OF PENDING WORKS OF ALREADY 06 YEARS DELAYED
PROJECT OF AWHO DINESH VIHAR (DV), CHENNAI TURNKEY**

1. Refer your letter No DVAOA/AWHO/HT/2022 dated 09 Mar 2022.
2. The issues raised by DVAOA vide letter in reference has already been discussed & replied earlier. However, para wise comments on the issues raised are given in succeeding paragraphs.
3. **Para 2 (Anadeenam Land Issue & Registration of Dwelling Units {DUs})**. In Jan 2020, all allottees were requested to complete the registration process on or before 31 Mar 2020. However till 18 Mar 2020, only 59 allottees registered their DUs. Thereafter registration process stopped because of nationwide lockdown due to COVID 19 pandemic. In May 2020, after lifting of lockdown, the Sub Registrar, Thazambur refused to admit the Sale Deed documents presented for registration stating that the Patta for the said property has been blocked by Revenue Auth without any notice. Case has been taken up at the level of Hon'ble Chief Minister, Tamil Nadu by AWHO to resolve the issue of re-commencing registration of DUs. It is also learnt that delegation of RWA members met Principal Secretary (Revenue & Disaster Management) and concerned officials on 11 Feb 22 and requested re-commencing registration of DUs at the earliest. The issue is beyond the control of AWHO being state government decision. However, AWHO is making all efforts to resolve the same.
4. **Para 3 (Damages Due to Flood)**. During initial stage of construction, Chennai being heavy rainfall prone city, proximity of the project location to the sea and existing ground water table, it was proposed by the Architect / Builder to make two level stilts instead of basement. After due deliberations, decision was taken to change the design. The decision of change in design proved right which was evident to the residents of Dinesh Vihar during Cyclone NIVAR in 2020 and floods in 2021, as heavy rains caused flooding of areas around Dinesh Vihar complex, however, no inundation was caused in Dinesh Vihar Complex.

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5. Chennai has received heavy rains (**highest rainfall in last many yrs**) during Oct & Nov 21 resulting flooding and inundation of areas around Dinesh Vihar. During the heavy rains on 27 Nov 21, draining out of rain water outside the project site got effected due to rise in water level. As a result, the rain water inundated the project site and the Pump Rooms being constructed underground got filled with rain water which entered through manhole covers. This resulted in water & fire pumps and panels getting submerged under water. **All the pumps which got submerged during heavy rains (natural calamity) in end Nov 2021, were restored and the complete system was made functional.**
6. DG Sets & transformers are technically not require to be placed on elevated platforms as proposed by DVAOA, as even during worst of the floods the DG Sets were not affected by raised water level.
7. **Para 4 (Maintenance Fund).** Details shall be provided shortly.
8. **Para 5 (Corpus Fund).** The corpus money will be transferred to DVAOA along with accrued interest, once DVAOA takes over all the assets. This is as per standard policy of AWHO.
9. **Para 6 (Potable Water).** All works for water supply as per original scope of work with M/s TVH has been completed. Panchayat has laid pipeline up to Dinesh Vihar based on efforts made by few allottees and coordination by PD. It is once again intimated that the amount of Rs.8.52 lakh to be paid to Panchayat for water supply is the deposit amount @Rs.1,000/- per DU and it is not within the scope of M/s TVH. The above amount had already been transferred to PD Chennai and it is pending to be hand over to Panchayat due to delay in requisition in writing from DVAOA for the same.
10. **Para 7 (Swimming Pool).** In this connection, please refer this HQ letter, Nos. B/03020/Turn Key/Chennai/Wed/AWHO dt 02 Mar 2022 & B/03020/Turn Key/ Chennai/ Wed/AWHO dt 16 Mar 2022.
11. **Para 8 (Lifts).** In this connection, please refer PD Chennai letter No. B/03001/21/PLG/CHN/MON/AWHO dated 14 Feb 2022.
12. **Para 9 (Diesel Generator Sets).** In this connection, please refer PD Chennai letter No. B/03001/ 46/ES & FF/CHN/WED/AWHO-(i) dated 02 Mar 2022.
13. **Para 10 (STP 1 & 2).** In this connection, please refer PD Chennai letter No. B/03001/ 07/Cont/CHN/FRI/AWHO dated 25 Feb 2022.

RM
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14. **Para 11 (Fire Fighting Equipment)**. Fire Fighting (FF) system of DINESH VIHAR complex has been fully functional. The date fixed by PD for inspection the FF system was 23 Feb 22. Team from AWHO, PMC, TVH and fire fighting vendor were present on the due date, however at last moment the inspection was cancelled by DVAOA. PD fixed the inspection again on 25 Feb 22. PD, PMC, TVH and fire fighting vendor were made available leaving their other commitments, however this time also DVAOA cancelled the inspection at last moment. In this connection, please refer PD Chennai letter No. B/03001/46/ES & FF/CHN/MON/AWHO dt 28 Feb 22.
15. **Para 12 & 15 (Common Area Defects & Club House)**. Rectification of defects are in progress. In this connection, please refer Para 26 of this HQ letter No. B/03020/Turn Key/Chennai/ Mon/AWHO (i) dt 14 Feb 2022.
16. **Para 13 (Sports Amenities in OSR Area)**. Open Space Reserve (OSR) land has been gifted to Panchayat as per local rules, through a registered Gift Deed. AWHO does not have any lien to develop that area on its own. Outdoor Basketball and Tennis Courts were planned in OSR area, since there was no other space available in the complex. On being approached on this subject, Panchayat Officials have communicated that any concrete structure is not permitted in OSR land, since it affects percolation of rain water. Therefore, the ground was filled and leveled and walking track has been provided alongwith a volleyball court. Efforts are being made to construct Basketball and Tennis Court in OSR area. However, for the time being, **the amount of these facilities shall not be paid to M/s TVH in Final Bill.**
17. **Para 14 (Security Cameras)**. In this connection, please refer Para 28 (e) of this HQ letter No. B/03020/Turn Key/Chennai/Mon/AWHO (i) dt 14 Feb 2022.
18. **Para 16 (Open Well)**. Sinking of well took place during desilting process undertaken by DVAOA. The work for restoration of well and repair of road should have been executed by DVAOA at their cost. However, this is being done by AWHO as one time measure.
19. **Para 17 (Arboriculture of 3rd Floor Deck Areas)**. In this connection, please refer Para 7 of this HQ letter No. B/03020/Turn Key/Chennai/Mon/AWHO (i) dt 14 Feb 2022.
20. **Para 18 (Installation of B & C Tower Transformers)**. The transformers for Towers B & C have already been placed by TNEB as per load requirement. As and when load will increase, additional 500 KW transformer shall be placed by TNEB after assessing the load. DVAOA is aware that number of DUs are still unsold in B & C towers, it will be futile to insist on TNEB to put additional transformers as it will keep them under loaded and DVAOA will have to pay additional fixed monthly charges for additional transformers.

EM
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21. There has been reluctance on the part of DVAOA to take over common assets on some pretext or other to avoid taking responsibility. Writing a letter that AWHO is responsible for any thing going wrong does not absolve DVAOA of its responsibility of timely taking over assets and their maintenance as members / DVAOA are enjoying these facilities since considerable time.
22. **DVAOA is advised to take over all the assets with defect list, if any, at the earliest.** The defects will be conveyed to M/s TVH (I) Pvt Ltd for their action as intimated vide this HQ letter Nos. B/03020/Turn Key/Chennai/Fri/AWHO dt 25 Feb 2022.& B/03020/Turn Key/Chennai/Thur/AWHO dt 03 Mar 2022. **No defects shall be repaired if these are intimated after the Defect Liability Period is over.**
23. It is intimated that the PD is superannuating in Oct 22, post which the office of PD shall be permanently closed. Since PD shall also be taking his AL to meet his pre retirement requirements, DVAOA is requested to take over all assets **earliest but not later than 30 Jun 2022.**
24. Please acknowledge.

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

Copy to:-

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

Internal

Secy

Dir (Contracts)

Dir (F&A)

Dir (Land)

Tele: 23019294

To be E-mailed

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

B/03020/Turn Key/Chennai/^{Wed}/AWHO

OLR May 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

HANDING / TAKING OVER OF CENTRAL PODIUM, SWIMMING POOL, CHANGE ROOMM, CLUB HOUSE, LIFTS, STPs AND REIMBURSEMENT OF EXPENDITURE FOR UPKEEP OF SWIMMING POOL FROM MAINTENANCE FUNDS OF DVAOA SINCE JUN 2021

1. Refer your letter No DVAOA/AWHOM/wks/HT/04/2022 dated 30 Mar 2022.
2. Status / clarifications on the issues raised vide your letter under reference are att as Appendix.
3. **DVAOA is once again advised to take over all the assets with defect list, if any, at the earliest.** The defects will be conveyed to M/s TVH (I) Pvt Ltd for their action as per the Defect Liability Period.
4. It is re-iterated that all common amenities and other Handing / Taking over be completed latest by **30 Jun 22**, as no PD will be available wef **Aug 22** and the office of PD, AWHO Chennai shall close down in end **Oct 22**.
5. Please acknowledge.

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

Encl : As stated above.

Copy to:-

Project Director

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

Internal

Secy / Dir (Contracts) / Dir (F&A) / Dir (Land)

SPEED POST/E-MAIL

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

B/03001/21/PLG/CHN/WED/AWHO

25 May 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

TAKING OVER OF ALL ASSETS AT AWHO DINESH VIHAR

1. DVAOA (RWA) has been managing the routine maintenance activities of Dinesh Vihar complex since 01 Jun 2021. In this connection, Update on AWHO Website dated 05 Jul 2021 refers (Extract attached as Appendix 'A').
2. During the meeting held with Management Committee Members of DVAOA by MD, AWHO on 11 Aug 2021, he had reiterated that RWA should take over the assets as soon as possible. It may not be prudent to wait for all defects to be rectified before taking over. He had assured that all defects shall be rectified during the Defect Liability Period. In this connection, refer Par 5(a) of Minutes of Meeting of MD AWHO with DVAOA on 11 Aug 2021 at AWHO Chennai OMR Project Site issued vide AWHO letter No B/03020/OMR Chennai/Wed/AWHO dated 01 Sep 2021,
3. It is intimated that handing over documents for Tower D, E and F, STP for Tower D, E and F and Pump House for Tower 'D', 'E' and 'F' were forwarded to your office vide this office letter No B/03001/43/HT/IV/CHN/DVAOA/01/AWHO dated 16 June 2021. Handing / taking over documents in respect of Swimming Pool and Central Podium was forwarded to you vide this office letter No B/03001/43/HT/IV/CHN/DVAOA/02/AWHO dated 17 Jun 2021. Similarly Handing / taking over documents for Tower A, Pump Room for Tower 'A', 'B' and 'C', STP for Towers 'A', 'B' and 'C', Club House and DGs were handed over to the Estate Manger vide this office letter No B/03001/43/HT/CHN/DVAOA/AWHO dated 27 Jan 2022. Further, handing / taking over documents for Tower B and C were forwarded to you vide this office letter No B/03001/43/HT/CHN/DVAOA/AWHO dated 28 Feb 2022.
4. In addition, original / copy of all relevant NOCs and Certificates have been forwarded to you vide this office letter No B/03001/21/PLG/CHN/WED/AWHO dated 12 Jan 2022. Further, relevant documents in respect of the following have also been forwarded to you:-
 - (a) AMC of Lifts - 13 Aug 2021
 - (b) Lifts Insurance Documents - 01 Oct 2021
 - (c) Handing over Certificates of all Lifts - 14 Feb 2022
 - (d) Commissioning Reports of STP 1 and 2 - 25 Feb 2022
 - (e) Manuals of all DGa - 02 Mar 2022
 - (f) Manuals of all Pumps - 02 Mar 2022
 - (g) As Built Architectural Drawings - 07 Mar2022

(h) Fire fighting related documents were forwarded to your office vide this office letter No B/03001/43/HT/IV/CHN/DVAOA/AWHO dated 16 Nov 2021. However the same were returned by Shri Vimal Kumar, Estate Manager, DVAOA (AWHO OMR Complex) on 18 Nov 2022. The same have been once again forwarded to your office vide our letter No B/030001/43/HT/IV/CHN/DVAOA/MON/AWHO dated 23 May 2022.

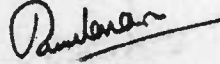
5. Keys of all letter boxes have been handed over to your office. Similarly Keys of most of the Utility Rooms, Panel Rooms, Pump Rooms, Terrace, refuse Rooms, ATM Room, Association Room, BMS Rooms, and Visitors Rooms etc have already been handed over to your office. All the equipment and machinery are running under your management.

Status as on Date

6. Club House and Central Podium have been taken over by you on 29 Apr 2022. However, it is a matter of concern that all other assets, though being utilised by owners / residents have not yet been taken over by DVAOA. AWHO has been constantly emphasising upon you through various correspondences to take over all the assets, however unfortunately, there seems to be lot of reluctance on your part to take over these assets in writing.

7. You are once again requested to take over all the assets at AWHO Dinesh Vihar and institute efficient systems and mechanisms for their effective upkeep and maintenance. This office shall not take responsibility for any defect / malfunction to the equipments and machineries, arising out of negligence and poor maintenance / operation, on your part.

8. Your attention is drawn to AWHO, New Delhi letter No B/03020/Turn Key/Chennai/Wed/AWHO dated 04 May 2022 (Copy enclosed) which reiterates that all handing / taking over be completed latest by 30 Jun 2022. It is intimated that all assets are ready and handing / taking over documents are held by your office. No separate intimation shall be given by this office. You are requested to intimate inspection and taking over schedule at the earliest.


(Muralidharan)
Colonel
Project Director
AWHO Chennai

Copy to :-

Regional Director
Office of the Regional Director
AWHO (South Comd)
C/o HQ Southern Command
PIN-908791
C/o 56 APO

HQ Dakshin Bharat Area (A Br)
Island Ground
Chennai 600009

Director - Veteran
HQ Dakshin Bharat Area
Island Ground
Chennai 600009

For kind intervention, please.

Tele: 23019294

To be E-mailed

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

B/03020/Turn Key/Chennai/^{Wed}/AWHO

o\ Jun 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

TAKING OVER ALL ASSETS AT AWHO DINESH VIHAR

1. Refer following :-

- (a) This HQ letter No. B/03020/Turn Key/Chennai/Mon/AWHO (ii) dt 14 Feb 2022. ✓
- (b) This HQ letter No. B/03020/Turn Key/Chennai/Fri /AWHO dated 25 Feb 2022.
- (c) PD Chennai letter No. B/03001/46/ES & FF/CHN/MON/AWHO dated 28 Feb 2022.
- (d) This HQ letter No. B/03020/Turn Key/Chennai/Thur/AWHO dated 03 Mar 2022.
- (e) This HQ letter No. B/03020/Turn Key/Chennai/ Wed /AWHO dated 16 Mar 2022.
- (f) This HQ letter No. B/03020/Turn Key/Chennai/ Fri /AWHO dated 25 Mar 2022.
- (g) This HQ letter No. B/03020/Turn Key/Chennai/ Wed /AWHO dated 04 May ✓
- (h) PD Chennai letter No. B/03001/21/PLG/CHN/WED/AWHO dated 25 May 2022.

2. It is intimated that all assets are ready and handing / taking over documents have already been given to your office by the PD. You are requested to liaise with PD for inspection and taking over schedule.

3. DVAOA is once again advised to take over all the assets with defect list, if any, at the earliest. The defects will be conveyed to M/s TVH (I) Pvt Ltd for their action as per the Defect Liability Period. It is re-iterated that all common amenities and other Handing / Taking over be completed latest by 30 Jun 22, as communicated earlier.

4. Please acknowledge.

K Prakash
(K Prakash)
Col
Dir (Planning)
For Dy MD (Tech)

Copy to:-

Project Director
Army Welfare Housing Organisation
Near DLF City Garden
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Secy

Dir (Contracts)