

**'CURRENT UPDATE' ON ISSUES RAISED BY
ALLOTTEES OF COIMBATORE PROJECT**

1. **Lifts.** All 17 lifts have been operational since Apr- May 18, and are under AMC wef 01 Oct 18.
2. **Street Light on Approach Road.** Tender has been issued by Coimbatore Municipal Corporation for fixing of street lights on the approach road to AWHO Project.
3. **Resurfacing of Approach Road.** On a request by Project Director to the Municipal Commissioner, funds for resurfacing of approach road have been sanctioned and tender action for resurfacing is being initiated.
4. **Water Supply.** Supply of potable water from Coimbatore Municipal Corporation has commenced wef 30 Nov 2018. Potable Water through RO plant is also being provided based on demand.
5. **Status of Arboriculture.** Plantation as per planned arboriculture scheme has been completed. The plantation includes over 600 free saplings which have been obtained from the Forest Dept.
6. **Garbage Disposal.** “No Dumping” has been engaged for Garbage Disposal. The firm is supported by Coimbatore Municipal Corporation under the Swachh Bharat Mission. The firm is presently providing their services to over 41 Resident Welfare Associations in Coimbatore apart from schools, airport etc.
7. **Security/ Boundary Wall.** The height of the existing boundary wall will be raised by another 3 feet by providing Y Shaped, 5 strands of barbed wire. The tender action has been completed and work order has been issued.
8. **Swimming Pool.** Construction of the Swimming Pool has been completed. The application for “License to Operate” the swimming pool has been fwd to Coimbatore Municipal Commissioner.
9. **Sale Deed.** The draft Sale Deed has been uploaded on AWHO Website. Some allottees have suggested amendments in the draft sale deed which is being examined. All assistance during registration of DUs shall be provided by the Project Director.
10. **Status of Clearances**
 - (a) **Completion Certificate.** At present there is no concept of Completion/ Occupancy cert for sale/ purchase of residential property in Coimbatore. In this connection ref Para 2h (iii) of Real Estate Regulatory Authority Rules wherein it is mentioned that :-

“ in the case of projects under execution outside Chennai Metropolitan Area, as **no provision and procedure has yet been prescribed for issue of completion certificate**, if the construction is structurally completed.....”.

(b) The above has been ascertained from the President, CREDAI, Coimbatore and other senior office bearers of Building Association of India, Coimbatore, who have confirmed that at present there is no requirement of **Occupation Certificate** for Sale and possession of residential property at Coimbatore. As on date only payment of property tax and provision of electric connection by TANGEDCO is adequate for possession/sale of any new residential property.

(c) **Building Licence and its validity.** The building license has lapsed on 30 Mar 2014. There is no necessity of its renewal since all buildings as per plan have been constructed and assessed for property tax. This has been confirmed by LPA, Coimbatore during his discussions with the PD in Sep 2018.

(d) **Environment Clearances.** The Environmental clearance was obtained in 2013 before commencement of construction.

(e) **Licence for Operating STP, Diesel Generators.** The Consent to Establish as per relevant Act has been obtained on 30 Sep 2014. The case for obtaining the Consent to Operate STP and Generator sets is at an advanced stage of processing by the TNPCB, Chennai. The Project Director made a technical presentation to the TNPCB officials on 15 Oct 2018. Written clarifications sought by TNPCB after the presentation have been forwarded on 12 Nov 2018 to the Member Secretary, TNPCB.

(f) **Mandatory Clearances.** All mandatory clearances other than consent to operate STP, Generator sets and Swimming pool have been obtained. No additional clearance is required for Fire safety. The requirement from Tamil Nadu Fire & Rescue Department has already been indicated in their NOC. The mandatory requirement for registration of dwelling unit (DU) is property tax paid certificate alongwith energy meter card for each DU which has been done and will be provided to allottees.

11. **Energy Meter.** Only 34 balance energy meters in Row Houses have to be provided by TNEB. All balance 366 DUs out of 400 have already been fitted with individual energy meters. PD is constantly liaising with the TNEB officials to ensure fixing of balance energy meters at the earliest.

12. **Constitution of Adhoc Users' Committee.** In the allottees' meeting held on 09 Dec 2018, it has been decided to constitute an Adhoc User Committee to help the PD in day to day maintenance activities.

13. **Telephone.** For any clarification, coordinating visits and inspections for taking over DU following telephone numbers are there :

- (a) 04222976699 Kept at Reception Cell and manned during duty hours.
- (b) 08838552737 Mobile No of PD.
8527601666
- (c) 9500128290 Mobile No of Dy PD.