

## BRIEF

### DINESH VIHAR: OMR CHENNAI (TURNKEY PROJECT)

1. A total of **852 DUs** comprising of Luxury, Super Deluxe, Modern & SFA Units are being constructed using the latest technology with 'MIVAN' shuttering at OMR Chennai (**Phase 1**) Project. All the towers are about three fourth complete and all out efforts are being made to complete the balance work. This is a prestigious multi-storey super high rise project with Mivan monolithic shear wall construction, which is one of the tallest building clusters of Chennai and probably the tallest in Army / Navy / Air Force constructions so far. The project has been receiving rave reviews from several visitors including Allottees and Construction field practioners.

2. In addition to the above a large multipurpose club house in five Storey configuration (**30,000 Sft**),backed up by elevator with modern amenities such as party hall, restaurant / bar, conference room, guest room, gym, library, table tennis, squash court etc is also coming up. In addition a landscaped podium roof garden along with a 25 x 15 m size swimming pool with a separate pool for children is also simultaneously progressing.

3. **UPGRADATION / VALUE ADDITIONS:** The following up gradation / value additions have been carried so far in the project, for up gradation.:-

(a) **Terrace Roof Treatment** World class "Extruded polystyrene (XPS) roof insulation" done with concrete screed as top layer with admixtures instead of routine brick coba jelly weathering course contractually agreed upon resulting in substantial heat reduction as well in protection of the waterproofing beneath. This is a whole new initiative, in Chennai Housing sector.

(b) **Car parking** To ensure better durability, RCC Grano flooring is being carried out instead of routine PCC flooring with separate Grano topping. This will result in better finishes, and help avoid uneven settlements on parking surfaces.

(c) **Tumkur Red Granite** Provision of good quality Tumkur Red Granite, despite higher cost has been ensured instead of Normal Marble for all staircases, thereby bringing higher standards and exclusivity.

(d) **Aluminum cables** Going in for superior class of Fire safety by using Aluminium cables XLPE – FRLS (cross linked polymer ethylene, flame resistant & low smoke) as used in European Countries, instead of XLPE. This is a revolutionary step in electrical cabling in Indian housing sector.

(e) **Elevators** 1.75mt/s speed gear less latest design, "N- Mini Space" elevators of Kone make of Finish origin instead of 1.5mt/s geared elevator there by upgrading the elevators manifold in comparison.

(f) **Exterior Texture** External texture / painting has been done by Sherwin Williams (International brand) Super premium range (Ruff n Tuff Texture and "Even out Emulsion").

(g) **Internal Roads** Specifications enriched by going in for wet mixed macadam (WMM) instead of routine Water bound macadam (WBM) and adding an extra layer of granular sub base (GSB) for achieving best results.

4. All out efforts are being made to improve upon each and every facet. Better Arboriculture has been achieved by mixing native plants / trees identified by soil testing to ecologically supplement and add to the spectrum, in addition to the prescribed architect's plants / trees. Better Electrical paneling has been achieved by going in for 4-pole 63 Amps SFUs instead routine SFUs. Ergonomic designing and placement of electrical panels have added value to the project.

5. Efforts are being made by AWHO to complete the project at the earliest. Visitors / Allottees / construction practioners appreciated all the value additions and efficient work site management. However, the progress of the project is lagging behind due to the reasons mentioned below which are beyond the control of AWHO:-

(a) Severe Effects of "**Vardah Cyclone**", which destroyed entire labour camp and store shelters.

(b) Telling effects of Demonetization on labour payments, store payments etc, due to which many labourers discontinued and new gangs had to be scouted and hired.

(c) Implementation of **GST** and its related confusion, disruption in store invoicing inordinately and interim efforts by suppliers to convert or get exemption on stocks held pre GST and for stocks in transit, affected the supply chain.

(d) Supply chain discontinuities and abnormal cost increase due to shortage / disruption in the system due to very many strikes / upheavals due to protests like Cauvery issues, tanker strike, Jallikattu phase etc.,

(e) **Acute and unprecedented construction Sand crisis:** Since last one year natural sand has faced a huge scarcity with a large number of quarries being closed and had to be brought from a faraway places like District Trichy. The cost of sand rose to almost to **Rs. 140 / Cft** against **Rs. 35 / Cft** a year ago. This issue has been crippling to say the least.

(f) In Chennai Project site only purchased tanker water is used to avoid alkalinity and even that got disrupted due to unprecedented **Water scarcity**. Due to **62%** less rainfall during North East Monsoon of 2016, city authorities' diverted quarry stored water and construction water to meet daily water crisis till the month of Jun 2017.

6. The rate of progress at site has been under intense scrutiny by HQ AWHO. Several measures have been implemented to accelerate the pace of work such as:-

(a) 63 Technically Qualified Engineers/Supervisors/ Foremen have been employed at site by the contractor and Bio metric attendance systems have been introduced.

(b) Concreting, Road works, External services, "Finishing works" etc., are all carried out in at least 2 shifts so that maximum results are achieved.

(c) Specialist technical teams with core knowledge and background experience have been deployed for Fire infrastructure, Electrical and Plumbing works with well defined weekly targets being monitored.

- (d) Increase in overall trained labour strength by 50% over last year. Skilled labour groups hired for dedicated Tiling, Granite, Aluminium and Wood works.
- (e) Many Pre dispatch inspections, arranged to minimize post receipt rejections by sending knowledgeable reps to inspect materials at factory source itself, for Elevators, Wooden frames, Shutters, Aluminium, Granite, Tiles etc.
- (f) Hiring willing gangs of labourers / supervisors, for executing some selected works on Holidays and suitable remuneration paid along with compensatory holidays later on.
- (g) Innovative sequencing of works to overcome disruptions due to rains/ storms and timely re-sequencing when supply chain gets disrupted by focusing on alternate works.
- (h) Accelerated procurement of long lead items ex Kolkata/Northern states like Wooden frames, shutters etc., for ensuring smooth workflow.
- (j) “On hire” Provisioning of additional Man hoists and Gandolas for enabling safe access to maximum works at site. Ample state of art machinery provided for Steel/Aluminium cutting works.
- (k) Operability of equipment. By employing well known firms like Schwing stetter for RMC, AMCs for all JCB's/ Crawler excavator (Volvo)/ Tipper/ Road roller etc., as also for total station, Steel, Aluminum cutting machines etc., 24x7 operability of all assets at site by employer has been ensured at site which has ensured better work culture and optimization.
- (l) Extraordinary focus on safety/ security of site has been invested in, thereby arresting unforeseen incidents thus in fact speeding up the overall work progress without interruptions.
- (m) Constant liaison with Panchayat leaders, local dignitaries, District Collector Collectorate officials, LPA authorities and DTCP is being maintained and has helped make project works hassle free so far.
- (n) On behalf of AWHO, trained engineers in similar works for electrical/ mechanical and civil authorities' works have been hired from civil street from similar multi-storey projects.
- (o) **Night time/ Late evening/ early morning works** have been arranged where necessary by providing adequate additional lights using hired generators sets by overcoming the fear of unknown of working on such super high rise towers with adequate supervision / safety efforts.

7. In continuation of the efforts to achieve early completion, a series of meetings with the higher management of M/s TVH and MD AWHO were held. A contractual obligation to complete maximum works in the project by **30 Apr 2018** has been imposed; hence the PDC has been extended to **Apr 2018**.

8. Above note has been written to bring to light, issues in perspective. AWHO is fully mindful of the Allottees' interests, and has left no stone unturned so far. This project is coming up very well ensuring high quality with certain value additions. As such the work that commenced in 2012, gained traction only in 2013 since Mivan shuttering material from Malaysia got delayed by nine months. Due to labour strikes and the unprecedented Dec 2015 floods caused huge damages to innumerable stores and elaborate machinery held at site as also to the labour camps.

9. Now the project has recovered and has made a turn around and is visibly on course. Works are going on in full speed and in all dimensions and we are at a stage where timelines are being strictly followed.

10. We request the Allottees to cooperate in this journey to achieve completion of **“31 floors of sea breeze enriched living spaces designed for a distinctive Lifestyle being executed with passion making it a hub of world-class community Facilities and conveniences”**

#### **DEVELOPEMENT OF APPROACH INFRASTRUCTURE**

11. By liaison, able support from Area HQ, a good approach road has commenced towards the site from DLF garden city side. This connects the site and the road is being laid right till Thalambur village whereby yet another exit / approach gets guaranteed.

12. Now the Collector has been approached for road side berms, drains, antiskid retaining walls, cross culverts and a good entrance approach to the AWHO project site. This will add long term value to the occupants and visitors.