

1645

**MINUTES OF THE MEETING HELD BETWEEN DY MD (TECH) AWHO
AND RWA "VIJAY VIHAR" AWHO WAGHOLI, PUNE ON 10 DEC 2021**

1. Brig D N Bhatt, Dy MD (Tech), AWHO visited Project site at "Vijay Vihar" Wagholi, Pune on 10 Dec 2021. During visit an interaction was held between Dy MD (Tech) and RWA members of "Vijay Vihar" AWHO Wagholi, Pune. The following were present during the meeting :-

- | | | |
|------------------------------------|---|------------------|
| (a) Col J S Bargoti | - | Project Director |
| (b) Brig J S Sokhi (Retd) | - | President |
| (c) Lt Col Surendra Shasani (Retd) | - | Vice President |
| (d) Col Murlidhar (Retd) | - | Secretary |
| (e) Mr.Saidi Reddy Vutkooor | - | Treasurer |
| (f) Brig MKK Iyer, SM (Retd) | - | Member |
| (g) Mr.Swapnadip Nag | - | Member |
| (h) Lt Col Siddharth S Patnaik | - | Member |
| (i) Wg Cdr SK Singh | - | Member |

2. At the outset Dy MD (Tech) on behalf of MD, AWHO, congratulated all elected member of RWA and conveyed his appreciation for active involvement of RWA into Project completion. The meeting focussed on the agenda points which were fwd by RWA. The issues discussed and directions thereof given are as under :-

<u>S No</u>	<u>RWA Agenda Pts</u>	<u>Discussion/Decision by Dy MD (Tech)</u>	<u>Action</u>	<u>Info</u>
(a)	Insight into entire Vijay Vihar Project to cover the fwg :- (i) Total Land acquired. (ii) Land handed over to Fire Station and any other organization. (iii) Land Planned for Ph I and earmarked for Ph II. (iv) Out of land earmarked for Ph I, utilisation of this land for DU and common amenities like Podium Parking, Shopping Complex, Club House, Generator Room, STP, Filtration Plant etc. (v) Distribution of common amenities land between Ph I and II DU.	Total land of 20.91 acres was acquired in 2012. Actual utilisation of land is as per Appx 'A' att.	-	RWA / PD / Dir (Plg) / Dir (Land)

<u>S No</u>	<u>RWA Agenda Pts</u>	<u>Discussion/Decision by Dy MD (Tech)</u>	<u>Action</u>	<u>Info</u>
(b)	Time Plan and methodology of Ph II construction post demand survey. What all is being constructed in Ph II? Will Ph I entry / exit will be used for Ph II construction?	<p>Demand survey for Ph II is open till Mar 2022. The survey has been announced to seek demand for DUs or Plots. Based on the outcome of demand survey, further course of action will be decided, with approval from AWHO higher management.</p> <p>Dy MD (Tech) stated that the entry and exit during construction will not be from the Project entrance. All efforts will be made to lease right of way from the adjacent land toward Rohan Abhilasha. Entire area of construction will be covered by barricading. However, there will not be a separate RWA for Ph II residents. They will become members of Ph I RWA and after construction both phases will use the existing entry / exit.</p>	-	RWA / PD / Dir (Plg) / Dir (Land) / Dir (Mktg)
(c)	Final schedule of H/T over of Ph I DU and common area amenities. What is the final H/T date of DU after which defaulters will be levied penalty.	<p>(i) The schedule of handing over of DUs of D,E,G,H, J & K block has been uploaded. The last date of taking over is 01 Mar 2022. OC is likely to be recd by end Dec 2021.</p> <p>(ii) Last date of taking over of A, B, C ,F, L & M Towers is 31 Dec 2021.</p> <p>(iii) However, before promulgation of the same on web site, RWA is requested to fwd proposal on cut-off date of taking over and commencement of caretaking charges. The caretaking charges will be deposited into the RWA acct, in case RWA takes over the security & caretaking by 31 Dec 2021.</p>	RWA / PD	Dir (Plg) / Dir (F&A) / Dir (Mktg)
(d)	Update on progress of captive power line being laid from Lonikand. What is the alternate interim plan for additional power load so that electric	<p>(i) Additional load of 1500 KW (in addition to 500KW) has already been sanctioned and commissioned for the project in the interim, till full demand of 2900 KW is met from Lonikand Sub Station of MSEDCL.</p> <p>(ii) The above load is sufficient for more than 400 occupied DUs.</p>	PD / Dir (Plg) / RWA	-

<u>S No</u>	<u>RWA Agenda Pts</u>	<u>Discussion/Decision by Dy MD (Tech)</u>	<u>Action</u>	<u>Info</u>
	meters can be installed?	<p>(iii) To achieve the complete load, electric cable of approx 2.5 Km has to be laid which has Right of Way (ROW) issues from civil area. The same is likely to take same time to resolve, in consultation with PWD and MSEDCL.</p> <p>(iv) Concerted efforts for expediting the clearance of all issues are in hand. The PD shall be organising a meeting with PWD and MSEDCL alongwith Regional Dir AWHO, SC and Dy GOC, DM & G Sub Area. It is recommended that RWA should also form part of this delegation for desired impact.</p> <p>(v) On requesting for a clarification on cost being shared by Ph II allottees on account of utilisation of electricity feeder common area and external services for which Ph I allottees have paid in totality, the Dy MD (Tech), info that the same will be promulgated to RWA after consultation at HQ AWHO.).</p>		
(e)	Empowering of RWA for routine functioning till such time society is registered.	<p>(i) The Maint Fund of the Project will be utilised wef .01 Jan 2022. RWA shall look after the maintenance of the society incl security & housekeeping wef 01 Jan 2022.</p> <p>(ii) The expdr on all activities required to maint the Society will be done out of Maint Fund collected from allottees alongwith final payment. The payment to vendors / employees appointed by RWA will be made by PD, on the written confirmation by RWA, till RWA's Bank Account is made operational.</p> <p>(iii) The RWA will select and finalise the modalities and agency for running Office, Security, Housekeeping and other services required</p>	RWA / PD / Dir (Plg)/ Dir (F&A)	

<u>S No</u>	<u>RWA Agenda Pts</u>	<u>Discussion/Decision by Dy MD (Tech)</u>	<u>Action</u>	<u>Info</u>
		<p>to run the Society. The request for the same should be sent to HQ AWHO for requirement of fund out of Corpus Fund, for initial setting up of the RWA office.</p> <p>(iv) An amount of Rs 4.89 Lakh (incl GST) is reserved for Children Play Area Equipment, Steel Benches and Dustbins. RWA to select the items, supply agency (also obtain quotation for them) and earmark the place for installation for the same. On written confirmation; the payment will be made by PD to the selected Agency, after supply & fixing of items.</p> <p>(v) The decision on Arboriculture work will be conveyed after deliberation at HQ AWHO. However, the fund for maint of arboriculture at site for one year as catered in the estimate will be handed over to the RWA for expdr on monthly basis. (It is agreed by HQ AWHO that Arboriculture be maint by RWA. Maint amount for first year shall be paid to RWA by AWHO along with Society Maint Fund, on monthly basis till PD's acct is used for payments. Balance amount shall be paid in lumpsum once RWA Acct is functional).</p> <p>(vi) RWA to appoint a Estate Manager to supervise security, housekeeping, maint and upkeep of society at the earliest, preferably wef 01 Jan 2022. The appointment of Estate Manager shall be done by RWA to their entire satisfaction at a remuneration decided by them.</p>		
(f)	Check list for Handing / Taking over common area.	There is no standard check list for common areas. However, all layouts, NOCs and distribution network will be handed over to the RWA alongwith inventory by the PD. RWA was requested by the Dy MD (Tech) to take over common area of towers & common amenities / services with list of defects noticed during H/T over, which AWHO will rectify through contractor or at their risk & cost.	PD / Dir (Cont) / Dir (Plg)	RWA

S No	RWA Agenda Pts	Discussion/Decision by Dy MD (Tech)	Action	Int
(g)	Briefing on common area utilities.	The briefing will be organised by the PD on two days prior notice. The briefing of Fire Fighting will be done separately after coord with concerned agency.	PD	RWA
(h)	Responsibility and source of funding for formation and registration of Society	Fee for registration will be paid by AWHO. Balance expenditure will be borne by the Society / RWA.	RWA / PD / Secy / Dir (F&A)	Dir (Plg)
(j)	Project Defects / Issues.	<p>(i) Defect Liability Period. DLP for each DU shall be 12 months from taking over possession for towers A, B, C, F, L & M. DLP for common areas of these towers shall be till Dec 2022. Structural DLP will be for 5 years (from dt of OC). For tower D, E, G, H, J & K, RWA is requested to forward a proposed date to HQ AWHO. In any case it will not extend beyond 12 months from the dt of OC.</p> <p>(ii) Poor Response to Defects and Complaints. A dedicated team alongwith supervisor will be earmarked for attending defects and complaints within next one to two weeks. The PD, Arch & contractors have been instructed to ensure the same.</p> <p>(iii) Improvement of Overall Ambience. RWA to make a consolidated proposal for all the works / items required for the improvement of ambience of Society like speed brakers, driveway mirrors, LED based tower display, notice board & name plates. The same shall be provisioned by AWHO, once satisfactory progress is achieved in HTO by RWA, subject to availability of funds in project.</p> <p>(iv) Sensors & Valves on OHTs. Same shall be completed & got checked from Arch & PD for satisfactory functioning by M/s YFC latest by 31 Dec 2021.</p>	RWA / PD / Secy / Dir (Plg) / Dir (Cont)	

<u>S No</u>	<u>RWA Agenda Pts</u>	<u>Discussion/Decision by Dy MD (Tech)</u>	<u>Action</u>	<u>Info</u>
		(v) Rainwater Stagnation at Entrance and Some Other Places: RWA & PD to jointly identify such places and remedial measure to be taken. PD shall forward proposal for remedial measures to HQ AWHO latest by 15 Jan 2022 . Further action shall be taken thereafter.		
(k)	Common issues.	RWA to document tower wise common issues & common area issues and share them with PD to get them resolved.	RWA / PD	Dir (Plg) / Dir (Cont)

3. There being no other issues, the meeting was declared closed.

Case No : B/03020/Pune (Wagholi)/ *Tue* /AWHO

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

Dated: *21* Dec 2021

Distribution:-

Project Director, Wagholi Pune Army Welfare Housing Organisation Near HQ Dakshin Maharashtra Sub Area Jijamata Marg, Pune Camp, Pune- 411001	Society Office Vijay Vihar AWHO Near HQ Dakshin Maharashtra Sub Area Jijamata Marg, Pune Camp, Pune- 411001
--	--



(Subash Raina)
Col
Offg Dir (Planning)
For Managing Director

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

ACTUAL UTILISATION OF LAND

<u>S/No</u>	<u>Details</u>	<u>Acres</u>	<u>Total Acres</u>
(i)	<u>Ph-I</u>		Ph-I - 11.923
	(a) Land used for constr of DUs & internal infra of Ph I.	7.400	
	(b) Podium and Basement purely used by Ph I allottees.	2.638	
	(c) Open spaces in Ph-I area excl Club House.	1.785	
	(d) RWH Tanks	<u>0.100</u>	
	Total	<u>11.923</u>	
(ii)	<u>Common Amenities</u>		Ph-I - 0.391 Ph-II - 0.096
	(a) Club House	0.248	
	(b) Swimming Pool & Change Room	0.187	
	(c) Shopping Complex	0.049	
	(d) Guard Room and Sentry Post	<u>0.003</u>	
	Total	<u>0.487</u>	
(iii)	<u>Common Services</u>		Ph-I - 2.147 Ph-II - 0.524
	(a) STP	0.059	
	(b) Meter Room & HT Panel Room	0.013	
	(c) Fire Tender Road	2.373	
	(d) Electric Substation Building	0.130	
	(e) UG Tank	<u>0.096</u>	
	Total	<u>2.671</u>	
(iv)	<u>Land Handed over to PMRDA/MSEDCL</u>		Ph-I - 3.037 Ph-II - 0.742
	(a) Amenity area	3.050	
	(b) Rd widening	0.581	
	(c) MSEDCL	<u>0.148</u>	
	Total	<u>3.779</u>	
	<u>Grand Total</u>		Ph-I - 17.498 Acres (17.50 Acres) Ph-II - 3.412 Acres (3.41 Acres)