

**TOUR NOTES: VISIT OF BRIG DN BHATT, DY MD (TECH)**  
**ON 12 DEC 2020 AT RAMAN VIHAR , COIMBATORE**

1. Brig DN Bhatt, Dy MD (Tech) visited Raman Vihar Project Coimbatore on 12 Dec 20. Dy MD (Tech) had a mtg with Sub Maj Bhoopathi R Dy PD, Sh Edison from M/s Silppi Construction Contractors and Mr Kalyanraman, Architect from M/s Skal Housing and Infrastructure Pvt Ltd.
2. Architect briefed Dy MD (Tech) about status of the defect rectification. Dy MD (Tech) visited common areas and few DUs to see the quality & status of the defect rectification and instructed the PMC & Contractor to carry out rectification with desired quality and remedy the root cause rather than attending to superficial symptoms.
3. On visiting few DUs, PMC & Contractor were asked to rectify water seepage from toilets by proper filling of tile joints with epoxy sealants rather than cement or mortar. Dy PD showed the status of rectification of leakages from concrete OH tanks. It was seen that the tanks which have been rectified do not show any leakages/ seepages. All tanks to be rectified on priority by the Contractor.
4. It was seen that the roof platforms on which the water tanks are kept do not have proper slope because of which the over flow of tank water is creating leakage/ seepage problem from the roofs. Dy MD (Tech) asked PMC, contractor and Dy PD to get the defects rectified at the earliest by creating proper slope on the roof of platform to drain out water safely to ground & then to storm water drain.
5. An interaction session with allottees was organised in which 25 allottees participated. The points discussed are as under :-

<u>Sl. No</u>	<u>Points Discussed</u>	<u>Action</u>	<u>Info</u>
(a)	<p><b><u>Defect Rectification.</u></b> Lt Col Narayanan (Retd) gave a detailed brief of the defects and their rectification. He reiterated that the pace of defect rectification is very slow. A list of defects was handed over to Dy MD (Tech).</p> <p>Dy MD (Tech) assured him that all the defects which have been pointed out will be completed by the Contractor in next two months with entire satisfaction of technical staff and allottees. The list now given contains all defects which have already been handed over to Dy PD earlier. All genuine defects will be addressed by Contractor.</p>	PD Dy PD	Dir (Cont) Dir (Plg)
(b)	<p><b><u>Provn of Solar Water Heating System.</u></b> One of the allottees raised the question of Solar Water heating system, saying that all towers and Row Houses should have Solar Water heating System.</p> <p>Dy MD (Tech) informed that 200 LPD Solar Water Heating System is already installed on the club House as per the mandatory requirement. It has been the experience of AWHO from other projects that Solar Water Heating Systems are not properly maintained by the allottees/ RWAs and they become defective/ less efficient in due course of time. Thus, it was decided to provide only the mandatory requirement by the AWHO over common assets and the rest is left for the allottees and RWA to do, if they want it at their own cost.</p>	PD Dy PD	Dir (Plg) Dir (Cont)

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(c)	<p><b><u>Car Parking Area which Obstruct to way of Fire Hydrands/ Existing Path Way.</u></b></p> <p>One of the allottees raised the issue of some parkings provided in such a way that they obstruct the way to escape during emergencies.</p> <p>Dy MD (Tech) informed that sufficient space has been left for fire escape while planning the parkings. However, he directed Dy PD to physically check on ground and intimate HQ AWHO, if any such parking exists which fully blocks the fire escape by 15 Jan 2020.</p>	<p>PD Dy PD</p>	<p>Dir (Plg) Dir (Cont)</p>
(d)	<p><b><u>Cost Charged towards Parkings.</u></b> One of the allottees raised issue of parking being charged separately rather than giving them part of DU cost. AWHO has made profit by sale of additional car parks.</p> <p>Dy MD (Tech) explained that this is the standard practice followed by AWHO and other welfare housing societies and even most of the pvt builders. Whatever cost for parkings has been charged, it is as per the declaration made in Tech Brochure and money received from parkings has been ploughed back to the project only. Thus, there is no profit made by AWHO by sale of parkings.</p>	<p>PD Dy PD</p>	<p>Dir (Plg) Dir (Cont)</p>
(e)	<p><b><u>Provision of Main Gate.</u></b> Request for provision of main gate on Highway of Saravanampatty to Thudiyalur was made by one of the allottees.</p> <p>Dy MD (Tech) explained that this road belongs to the municipality, so AWHO cannot create structure on that.</p>	<p>PD Dy PD</p>	<p>Dir (Plg) Dir (Cont) Dir (Land)</p>
(f)	<p><b><u>Provn of Rain Water Harvesting.</u></b> One of the allottees raised issue on provision of Rain Water Harvesting (RWH) in the project.</p> <p>Dy MD (Tech) explained that RWH is catered as per the approved plan.</p>	<p>PD Dy PD</p>	<p>Dir (Plg) Dir (Cont)</p>
(g)	<p><b><u>Provn of Phone at Main Gate.</u></b> One of the allottees requested that a phone should be given to the security guard at the main gate so that they can be contacted at any time during emergency.</p> <p>Dy MD (Tech) instructed Dy PD to buy a simple and the cheapest phone with only call &amp; SMS facility with a SIM and give it to the security guard. The phone will always remain with the person on duty at the main gate. Number of the same should be shared with allottees. The charges shall be paid from project.</p>	<p>PD Dy PD</p>	<p>Dir (Plg)</p>

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(h)	<p><b>Removing/ Cutting of Bushes/ Grass in All Area.</b> Issue of grass cutting in Ph-II land and in some areas of Ph – I, was brought out.</p> <p>Dy MD (Tech) instructed Dy PD to hire one addl person in housekeeping team to exclusively look after the arboriculture and grass cutting. Arboriculture to be maint properly.</p>	<p>PD Dy PD</p>	<p>Dir (Plg) Dir (Cont)</p>
(j)	<p><b>Provision of Acrylic Sheet.</b> There is a request from allottees of Row Houses to provide Acrylic sheet cover near entrance gate of row houses as it is opened to sky. During rains, rain splash wets staircases which become slippery and dangerous. Similar demand was made by allottees of MS towers that canopy provided earlier does not stop rain water in 1<sup>st</sup> &amp; 2<sup>nd</sup> floor. It should be extended so that rain splash to 1<sup>st</sup> &amp; 2<sup>nd</sup> floor is avoided.</p> <p>Dy MD (Tech) instructed the Dy PD and PMC to work out the estimate for covering of entrance gate of row houses as well as extension of canopy on roofs of MS towers.</p>	<p>PD Dy PD PMC</p>	<p>Dir (Plg) Dir (Cont)</p>
(k)	<p><b>Debris.</b> One of the allottees raised the issue of debris left by pipe laying contractor.</p> <p>Dy MD (Tech) instructed Dy PD to get it cleared from the contractor before clearing his Final Bill.</p>	<p>PD Dy PD</p>	<p>Dir (Plg) Dir (Cont)</p>
(l)	<p><b>Debris of Grass/ Shrub.</b> One of the allottees raised issue of cut grass/ shrubs by Arboriculture contractor.</p> <p>Dy MD (Tech) instructed Dy PD to get all the debris of cut grass/ shrubs left by Contractor cleared by him before clearing his Final Bill or get it cleared at his cost and deduct amt from his Final Bill.</p>	<p>PD Dy PD</p>	<p>Dir (Plg) Dir (Cont)</p>
(m)	<p><b>Land Cost.</b> One of the alottees raised the issue of the land cost.</p> <p>Dy MD (Tech) explained the details of land cost which has been already explained during Video Conference held on 23 Aug 20 and uploaded on AWHO Website on 02 Sep 2020. He said that there is no change in the stand of AWHO .</p>	<p>PD Dy PD</p>	<p>Dir (Plg) Dir (Cont) Dir (Land)</p>
(n)	<p><b>Registration of Sale Deed.</b> Issue of registration of Sale Deed was raised by one of the allottees.</p> <p>Dy MD (Tech) reiterated that it has been already clarified earlier and AWHO has taken steps to vacate the order of TN RERA based on petition of Col Ganeshan. Once the order is vacated by TNRERA, the Sub Registrar Office will be approached by AWHO to commence registration.</p>	<p>PD Dy PD</p>	<p>Dir (Plg) Secretary Dir (Land)</p>

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6. At the end Dy MD (Tech) thanked all the allottees present for attending the interaction and conveying their issues in a constructive manner. Lt Col Narayanan thanked Dy MD (Tech) for listening to the suggestions of the allottees and giving positive response. Mtg was declared closed.

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