

TOUR NOTES OF SITE VISIT BY MD AWHO TO AWHO SEC 114, MOHALI
ON 01 – 02 AUG 2022

1. Maj Gen Vikal Sahni, SM, VSM (Retd), MD AWHO visited AWHO Mohali, Sec 114 on 01- 02 Aug 2022. The stake holders of society and allottees among the reps of architect, contractor & PD were present during the visit.
2. The issues discussed and the decisions arrived at are given in succeeding Paras.

<u>Ser No</u>	<u>Pts Discussed</u>	<u>Dirns of MD AWHO</u>	<u>Action</u>
3.	<u>Blueprints Including Drawing of Assets are yet to be Provided.</u> President RWA raised the said issue. PD intimated that All 'As Built' Electric & Water Supply Drawings and Layouts as per the SOP of AWHO has been handed over, already.	Any drawings which are balance and essential for maintenance works, to be handed over, if not given.	PD
4.	<u>Corpus Fund Transfer.</u> President RWA raised the issue of Corpus Fund transfers. PD intimated that common areas not taken over completely. Except Towers 'S' & 'T', all other towers have been taken over with defects. Swimming Pool, Squash Court and Basement Area of Site 2 have not been taken over.	Corpus Fund shall be transferred only after complete assets are taken over by RWA and no dues lie towards AWHO as per the Standard Policy of AWHO.	RWA
5.	<u>Approach Road.</u> RWA raised the issue of repair of approach road. PD informed that pothole repairs were under taken by M/s Ansals, however, road still needs major improvement. However, no maintenance charges of common facilities at Sector are being paid to M/s Ansal Properties & Infraprojects Pvt Ltd (M/s Ansals).	MD directed that road repairs to be done by M/s Ansals. Legal notice already served shall be followed up.	M/s Ansals
6.	<u>NOC for Fire Fighting.</u> President RWA raised the issue of renewal of fire fighting (FF) NOC. PD informed that FF NOC expired in Mar 2021. RWA was informed well in advance and necessary liaison with Fire Department was carried out for inspection. However, it required installation of complete equipment at one go. Presently, Towers 'S & T' equipment is balance for taking over.	This issue is of great concern and must be addressed immediately. He requested RWA to take over balance equipment on PRIORITY and obtain renewal of FF NOC. PD shall provide support for getting the renewal of NOC.	PD Dir (Pig)

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22/8/22

<u>Ser No</u>	<u>Pts Discussed</u>	<u>Dirns of MD AWHO</u>	<u>Action</u>
7.	<u>Sewage Treatment Plant (STP)</u> . RWA raised the issue of STP. PD intimated that new STP is not working to its desired level and there are frequent outages. Reps of M/s Ansals are being reminded regularly. Chemical Treatment of sewage is being done by AWHO before discharging in main line.	MD inspected the STP and directed that issue needs immediate action by M/s Ansals, being part of Legal Notice. Chemical Treatment shall continue till STP starts functioning optimally.	M/S Ansals
8.	<u>Basement Seepage and Expansion Joint Leakage</u> . RWA raised the said issue. PD intimated that work is in progress. Earlier repairs have given success to some extent, however, still lot to be done to stabilize the situation.	MD directed that Contractor to carry out repairs with sincere efforts. In the meantime, PD to engage a specialist firm of repute for the assessment of rectification.	PD Dir (Cont)
9.	<u>Observation in Common Areas Taken Over</u> . RWA raised the said issue. PD intimated that RWA took over 20 blocks with large number of observations. Few blocks were addressed by the Contractor. However, work stopped on 31 Mar 2022 and will be resumed post rains.	All points shall be noted and addressed by PD before expiry of Defect Liability Period (DLP).	PD
10.	<u>Repair to Boundary Wall</u> . RWA raised the issue of repair of boundary wall. PD intimated that it is part of maintenance.	RWA has to carryout repairs out of maintenance funds.	RWA
11.	<u>Re-Carpeting of Internal Rd</u> . RWA raised the said issue. PD intimated that road was constructed in 2017 and since then it is under use by residents.	RWA to carryout repairs out of maintenance funds.	RWA
12.	<u>Memorandum of Understanding (MoU) between M/s Ansal and AWHO</u> . President RWA requested for a copy MoU between M/s Ansal and AWHO. PD clarified that MoU is not shared as per policy. No maintenance charges are being paid to M/s Ansals.	Key points of MoU with reference to maintenance aspects including Water Supply, STP and Approach Road shall be intimated to RWA by PD.	PD Dir (Land)
13.	<u>Repair of Texture Paint of all Towers Needs to be repaired</u> . President RWA raised the said issue. PD intimated that texture paint was done once on completion of project as per AWHO policy further upkeep is a maintenance issue.	Painting of assets is done once by AWHO. Touching up of texture paint is a maintenance issue, which needs to be undertaken by RWA.	RWA

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22/10/22

<u>Ser No</u>	<u>Pts Discussed</u>	<u>Dirms of MD AWHO</u>	<u>Action</u>
14.	<u>Unpaid Electricity Bills of PD Office & Labour Colony.</u> RWA raised the said issue. PD intimated that electricity bill up to Mar 2021 was approximately Rs 13.0 lakhs, out of which Rs 7.0 lakhs have been released.	Electricity bill shall be paid on settlement of accounts with the contractor.	Dir (Cont) PD
15.	<u>Electric Sub-Station Transformer Lying Idle due to Non-Effective Ring Main Unit (RMU).</u> President RWA raised the said issue. PD intimated that estimates for repair of RMU have been obtained and the case is processed for approval.	MD visited the Sub-Station, and 'In Principle Approval' was granted to repair RMUs on PRIORITY.	Dir (plg) PD
16.	<u>Pumping Machinery is Neither Handed Over Properly.</u> President RWA raised the said issue. PD intimated that the equipment has already been handed over to RWA and same is being operated by their staff since 2019.	Repairs to the machinery shall be done by RWA.	RWA
17.	<u>Basement Slab, Column, Beam Leakages Badly.</u> President RWA raised the said issue. PD intimated that the work is under progress.	Contractor shall undertake repairs speedily.	Dir (Cont)
18.	<u>Solar System.</u> President RWA raised the issue of repair of solar system. PD intimated that RWA had taken over with defects which have since been repaired. Solar System is in use since 2018.	Onus of further maintenance is on RWA.	RWA
19.	<u>Swimming Pool / Squash Court Leakage.</u> President RWA raised the said issues. PD intimated that being part of defect list of common areas, these shall be rectified.	Rectification shall be done on closure of Swimming Pool.	PD
20.	<u>Maintenance Charges of Unsold DUs.</u> President RWA raised the issue of maintenance charges of unsold DUs.	Maintenance charges of unsold DUs will not be given as per AWHO policy.	RWA
21.	<u>Drainage of Water from 2nd & 9th Floor.</u> President RWA raised the said issue. PD intimated that RWA sent an estimate of Rs 6.23 lakhs for the subject work.	Approved. Funds shall be given directly to RWA to execute the work. PD shall forward case for approval to HQ.	PD Dir (Plg)

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22/6/22

<u>Ser No</u>	<u>Pts Discussed</u>	<u>Dirns of MD AWHO</u>	<u>Action</u>
22.	<u>Pressure Release Valve Problem.</u> President RWA raised the issue of pressure release valve. PD intimated that estimate was being prepared for installing strainers at roof top as suggested by Consultant representative.	MD approved the proposal. Issue must be resolved with an effective solution.	PD Arch
23.	<u>Defect Rectification of DUs Sold on Reduced Rates.</u> President RWA raised the said issue. PD intimated that defect rectification is being done to make DUs functional and ready to move in.	Since these were sold on "As is where basis" only essential repairs are to be done. No Defect Liability Period (DLP) are vested with these DUs.	PD Dir (Mktg)
24.	<u>Signage Boards / Markers.</u> President RWA raised the demand of additional signage boards / markers. PD intimated that these are not part of the main contract.	MD stated that the work to be executed by RWA. AWHO shall pay for this.	RWA
25.	<u>Basement Ramp Shed.</u> President RWA requested for provision of basement ramp shed. PD intimated that it is not part of overall plan.	It can be done by RWA, if required.	RWA
26.	<u>DG Supply Relay Missing.</u> President RWA intimated about the said issue. PD intimated that complete electrical distribution system including custody of meter rooms is with RWA since 2019.	It is to be done by RWA.	RWA
27.	<u>Garbage Chute.</u> President RWA raised the issue of garbage chute. PD intimated that it is not part of the contract. Only provision of shaft for the same was done. Presently, all openings are sealed by welding.	This work was not part of the CA, so AWHO cannot make provision for the same. However, RWA may undertake this work on their own, if required.	PD
28.	<u>Alteration / Modification in DUs.</u> President RWA raised the issue of alteration / modification in DUs.	MD stated that RWA and allottees are responsible to revenue & civic authorities.	RWA

29. There being no point, the meeting was declared closed.

File No : B/03020/Mohali/ /AWHO

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Date : 22-Aug 2022

Distribution :- As on reverse.

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Internal

Dir (Cont)

Dir (Land)

Dir (F&A)