



*Maj Gen Gurdip Singh*, SM, VSM (Retd)

Managing Director  
Phone : 23014991

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

B/03008/54/CHENNAI/AWHO

05 Apr 2019

(All Allottees of OMR Chennai)

### AWHO PROJECT AT OMR CHENNAI

1. PDC of OMR Chennai project which initially was Dec 2015 has been delayed due to reasons beyond AWHO control, primarily the effects of unforeseen contingencies like 'Vardah Cyclone', deficit monsoon, demonetization, implementation of GST and of course the financial crunch faced by the builder. However, I assure you that AWHO remains committed to the earliest completion of the Project with all associated amenities.

2. Handing over of three towers was initially planned wef 31 Dec 2018 as most of works of these towers had been completed or were nearing completion. However, the delay in provision of electric infrastructure by Tamil Nadu Electricity Board (TNEB) and delivery of fire pumps by M/s Kirloskar, has lead to postponement of handing/ taking over. TNEB has now commenced work at site for installation of transformers and related electrical infrastructure, and fire pumps have also been installed. The builder has applied for necessary clearances from the Electricity and Fire Departments. AWHO remains hopeful of commencing handing/ taking over in Apr 2019. Do be rest assured that all mandatory clearances will be obtained by AWHO.

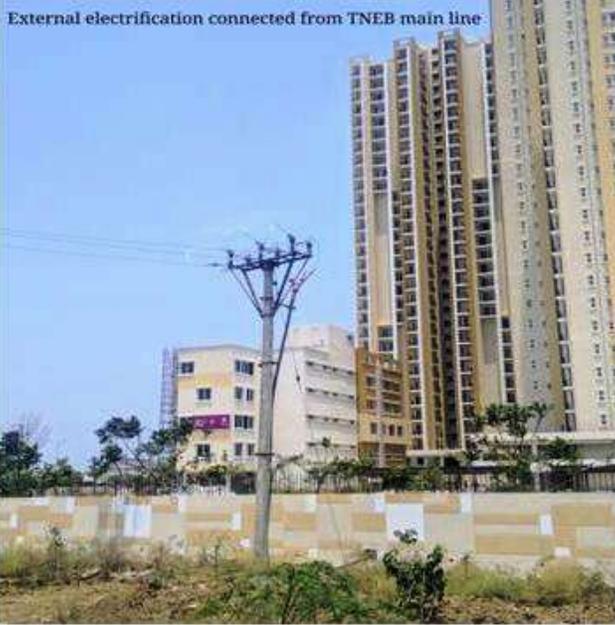
3. A feedback on certain other important issues is enclosed alongwith latest site photographs.

Encls : As stated above

**FEEDBACK ON ISSUES**  
**AWHO OMR CHENNAI PROJECT**

<b><u>Ser No</u></b>	<b><u>Issues</u></b>	<b><u>Feedback</u></b>
1.	Handing / Taking Over Instructions	Handing / Taking over instructions to allottees of Tower E have been issued which is planned to be handed over first. Issue of balance handing/taking over instructions is in progress.
2.	Construction of Additional Open Car Parking	Mandatory 139 Nos open car parking have to be constructed to cater for shortfall of car parking under podium/stilts. Addl car parking has been allotted only to those allottees who have opted for the same. In fact based on inputs from the allottees, construction of addl car parkings have been frozen to the confirmed demand as on date of conduct of draw (16 Oct 18), which is 161 addl car parking only, as against total initially planned of 232 Nos. Further, 26 allottees have subsequently withdrawn their option for addl car parking. Therefore, only 135 Nos addl car parkings are now being constructed.
3.	Water Supply	<p>AWHO has approached concerned authorities for supply of water. Presently municipal water supply has not reached in the area of Thalambur wherein AWHO project is located. All other nearby housing complexes are also dependent on tankers. However, case is being constantly pursued with civil administration in this regard.</p> <p>Till availability of municipal water supply, the project would be dependent on water tankers. Strict quality control would need to be exercised at the time of delivery by water tanker, as is being done by neighbouring societies who have provided water testing kits to their staff to check potability of water.</p> <p>The initial as well as maintenance cost of water purification plant is high, and hence has not been included in the project. The allottees can however install their own RO unit, if required, which will work out to be a cheaper, more effective and workable option.</p>
4.	Sale Deed	Draft sale deed is under legal scrutiny and the same will be uploaded on finalization.
5.	Stamp Duty Exemption	<p>AWHO had approached the State Govt for stamp duty exemption but the same was denied. However, case has again been taken up through HQ Southern Comd.</p> <p>Tamil Nadu Govt does not have policy on grant of any exemption for green buildings.</p>

External electrification connected from TNEB main line



Transformer yard work getting completed for Tower E and F

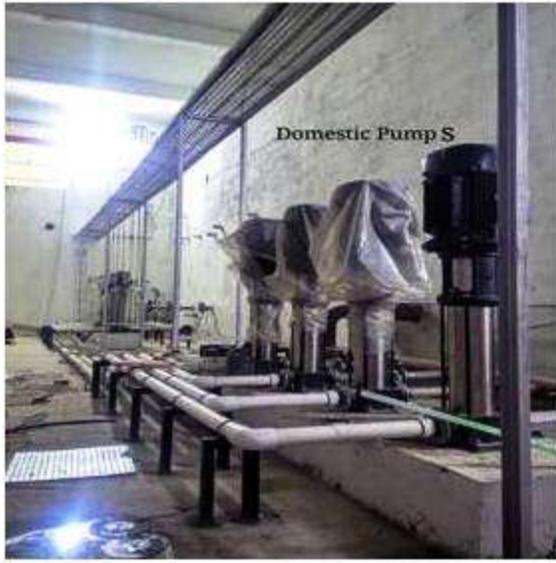


Pump room 1 erection work completed



TNEB Meter fixing under progress in LT panel room





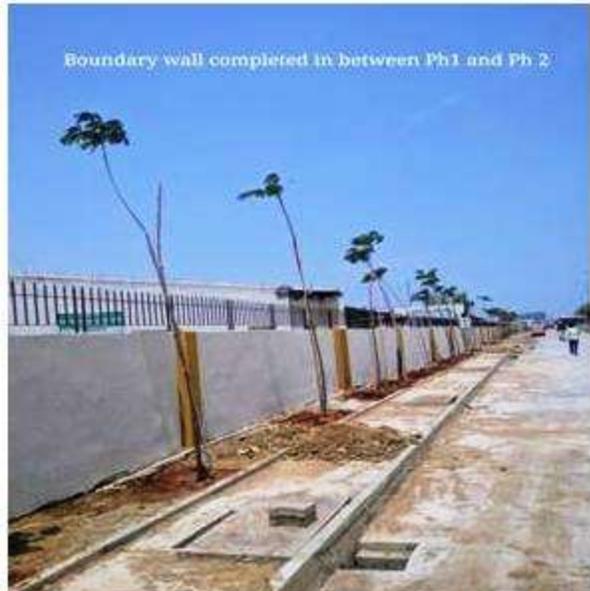
Domestic Pump S



Fire Pumps



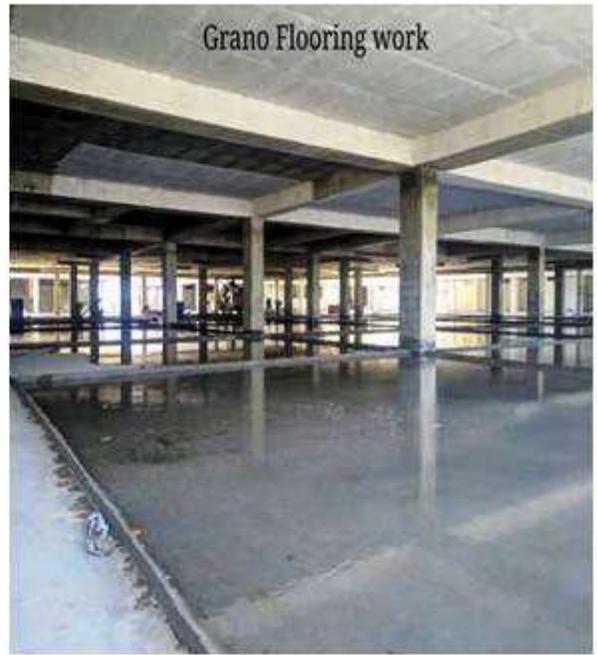
MS window grill in Tower E



Boundary wall completed in between Ph1 and Ph 2



Outer car parking works completed



Grano Flooring work