

**UPDATE : AWHO OMR CHENNAI (DINESH VIHAR) PROJECT**

<b><u>Ser</u></b>	<b><u>Issues Raised</u></b>	<b><u>Comments/Reply</u></b>
1.	Municipal Water Supply	<p>As part of the builder's responsibility, the builder has remitted a sum of Rs 3,83,21,250/- (Rupees Three crores eighty three lakh twenty one thousand and two hundred fifty only) to the DTCP of TN Govt during Apr 2012 itself towards the cost of Infrastructure &amp; Amenity services. However, the metro water pipeline has not been connected yet to the area where the project is located. The project also lies outside Chennai Metropolitan Devp Auth limits and almost all the housing colonies and other commercial buildings in major part of OMR are dependent on tanker water.</p> <p>AWHO on its part has also been engaging the local municipal authorities for early provision of piped water supply. However, there has been no positive development on this account. We have already intimated vide our Update dated 03 Dec 18 hosted on AWHO website that "All details of correspondence with state government for installing water supply arrangement will be shared with RWA."</p>
2.	Provision of Water Treatment Plant (WTP) for tanker water.	<p>It has been ascertained by PD Chennai that most of residential complexes in the area are not using water treatment plant. Even those who have installed water treatment plant are not utilizing it as it results in a lot of wastage of water due to backwash &amp; filtration, almost to the tune of 15 to 20 % of purchased water. The system is not cost effective plus it requires lot of maintenance. Most of the societies are banking on supply through water tankers only, wherein strict quality control of tanker water is being ensured at the entrance gate before offloading.</p> <p>The initial as well as maintenance cost of WTP is high. The allottees can however, install their own RO unit, if required, which will work out to be a cheaper, more effective and workable option vis-à-vis WTP which would as it is be rendered redundant once water supply is provided in the area by local municipal authorities in due course.</p>

		The Contract Agreement with the builder does not include provision of WTP. Other water supply related provisions like construction of storage tanks, layout of pipelines within the project, installation of water pumps etc are part of the Contract Agreement, which are being provided.
3.	The delay in handing over the project.	Delay in the project occurred due to reasons beyond control of AWHO which have also been posted on AWHO website for info of allottees from time to time.
4.	Registration of the project with TN RERA.	AWHO Chennai project has been accepted as structurally complete project vide TN RERA vide their letter No TNRERA/446/2018 dt 28 Aug 2018 (copy of the same already uploaded on AWHO website). As per policy, a project that is structurally complete is not required to be registered under TN RERA.
5.	<b><u>Pre-Possession EMI Paid on Home Loan.</u></b> Provision of HOTO possession cert for the applicants to redress the issue of income tax of the applicants on being delay construction.	AWHO as a welfare organisation functions on a 'No Profit/No loss basis". AWHO's financial model does not permit providing any financial benefits in case of delay. AWHO offer dwelling units on actual cost basis (Land +construction cost) with marginal loading of establishment cost basis. Hence no funds are available for any kind of compensation if a project is delayed.
6.	<b><u>OCPF.</u></b> Provision of deviation certificate for Open car Park Fiber Covered (OCPF) as the approved plan is for open car park.	As Building Nos has already been obtained, no Occupation /Completion Certificate reqd and hence no need of deviation certificate.  The Contract Agreement finalized in Mar 2012 specifies construction 371 open car parking covered with fibre sheet, part of which are being offered as additional car parking. The quantity of OCPFs parking actually being constructed has been reduced based on actual demand/requirement.
7.	<b><u>Maint Charges.</u></b> Provision of maintenance charges.	PD has opened account in r/o Facility Management for carrying out regular expenditure on various services like security, house keeping etc. These funds are allotted to PD by AWHO out of Facility Management Funds collected from allottees at the time of H/T over.  The account will be handed over to RWA, once formed alongwith details of expdr incurred.
8.	<b><u>Registration of House and UDS Separately.</u></b> This will help the allottees by saving in taxes.	In this connection please refer our update on AWHO website on 13 Jun 19.