

Minutes of PMC Meeting held on 06.08.2016

The meeting of Project Monitoring Committee (PMC), presided by CEO, CGEWHO, was held at 3.00 PM on 06th August '16 at the Bhubaneswar project site office. The following were present in the meeting:

CGEWHO	M/o Law & M/o HUPA	Beneficiary Members
Sh A K Purswani, DD(T)-I	Sh R K Pattanayak, Dy. Leg. Council, M/o Law & Justice	Sh Bansidhar Mahapatra
Md Gousal Azam, PIC	Sh A N Jha, Under Secretary, M/o HUPA	

2. The CEO welcomed the members of PMC and intimated about the progress of works at the project.
3. The minutes of the last PMC meeting held on 15.01.2016 were thereafter reviewed as below:
 - i. Weather coat to be applied on the exterior of all building blocks. It was intimated that the calculation of financial implication towards this change is under process.
 - ii. Though OBD had been suggested by the PMC in stilt areas and staircase, however, since these areas could also be exposed to rain to some extent due to high intensity rain fall in Bhubaneswar, it had been found prudent to provide weather coat, in place of OBD requested by the PMC members in the last meeting in these areas as well as , in balconies, ducts , terrace floor. PMC members agreed to it. The calculation of financial implication towards this change is under process.
 - iii. As suggested by the PMC, AC point had been shifted to utilize the same for both, window as well as split AC.
 - iv. For better ventilation, concrete grills had been provided in the staircase areas and was accepted by the PMC.
 - v. Financial implication towards providing non-skid vitreous tiles in the lift lobby is under process.
 - vi. The wash basin had been shifted to balcony area and the drain pipe of the same was connected to the kitchen trap. However, it was decided to shift the drain pipe from kitchen and instead take it as a separate stack up to the ground floor. Financial implication of the wash basin and its drainage as a separate stack is under process.

(A.K. Purswani)
DD(T)

24/08/16
(Md. Gousal Azam)
PIC, BBS- II

24/8/16
(Bansidhar Mahapatra)
Beneficiary Member

vii. Aluminium sliding windows with three tracks (four tracks typed by mistake in last PMC meeting minutes) have already been provided in the sample flat. Financial implication of the upgradation is under process.

viii. It was intimated that in addition to the upgradation in specifications requested by the PMC members, one more upgradation in the form of providing wooden putty before the enamel paint on the flush doors had been considered to be provided. Sh Mahapatra agreed towards the same. It was intimated that the financial implication calculations towards the upgradations which are finalized as below are under process.

Sl No	Description Of Item As Per Contract	Description Of Work with Upgraded Specification
1	Staircase, Lobbies, Common Area paint, Stilt Floor Ceiling & wall Paint by White Wash	Staircase, Lobbies, Common Area paint, Stilt Floor Ceiling & wall Paint by 2COAT CEMENT BASE PUTTY + 1COAT EXTERIOR PRIMER+ 2 COAT WEATHER COAT
2	External Walls ,Ducts Terrace Floor- Shall be Painted with Waterproof Cement Paint . Balcony to be painted with OBD .	External Walls & Balcony ,Ducts, Terrace Floor- Shall be Painted with 1COAT CEMENT PAINT+ 1COAT EXTERNAL PRIMER + 2COAT WEATHER COAT
3	Wood Work-Synthetic Enamel Paint in two coats on an undercoat of ordinary paint over a priming coat of Pink Primer	Wood Work-Synthetic Enamel Paint in two coats on an undercoat of ordinary paint over a priming coat of Pink Primer & ADDITIONAL TWO COAT OF ACRALIC PUTTY
4	Window shall be side hung with shutters shall be made p of aluminium box section	Three Track Aluminium Sliding Window shall be provided
5	Wash Basin Has to be provided 2nos in a B type , 3nos in a type C as well as D type flat	Additional Wash Basin SHALL BE PROVIDED IN BALCONY -Wash Basin to be provided 2+1=3 nos in one B type, 3+1=4 nos in one type C as well as D type flat
6	For hot & Cold water line 2nos Bib cock has to be provided inside a bathroom	Wall Mixers has to be provided in all toilets For hot & Cold water line
7	Lobby outside DUs Area floor-Kota or equivalent stone & marble in 90% & 10% proportion respectively, where 10% marble qty we are providing in stilts area	Lobby outside DUs Area floor-In place of Kota or equivalent stone, Vitreous Tile 600X600mm size will be provided & 10% marble qty we are providing in stilt

[Signature]
 H.C. Purgusani
 Dy. DIST

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 Md. Gausal Azam
 PIC Bldg - 4

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 21/8/16
 (Bansidhar Mahapatra)
 Beneficiary Member

4. Sh Mahapatra also sought few more upgradations which were discussed as below:

i. It was sought that an arrangement with holes be made in the rooms for provisioning of drainage from split ACs. It was, however, brought out that all beneficiaries may not use split ACs and holes and such arrangements may therefore lead to seepage. CEO, however, stated that help, if any, for drilling holes at the time of fixing of split ACs by the beneficiaries, during the defect liability period shall be provided to them.

ii. Sh Mahapatra suggested that nosing of the staircase treads in Kota Stone to be rounded for better aesthetics, which was agreed to.

iii. Sh Mahapatra suggested that mirror may not be provided along with the wash basin to be provided in the balcony, since it may get worn out due to weathering. The same was agreed to.

iv. Sh Mahapatra requested for providing Bulk head fittings in lift lobbies in lieu of tube lights. The contractor and PIC were instructed to provide a sample of the same which shall be seen by the beneficiary member of PMC and subsequently put up to CEO for approval.

v. Sh Mahapatra requested for providing a mixer in the toilets in place of two nos. separate long body bib cocks for hot and cold lines, as mentioned in the contract agreement. The same was already agreed to .

vi. The beneficiary member requested for exploring the possibility of providing stainless steel hand railing in the staircase. The same was discussed and not found suitable in view of the other specifications of the staircases and also due to minimal use of stair case as lift is provided in all blocks.

vii. Sh Mahapatra brought out that a large kitchen sink may be provided. The sample of kitchen sink provided was then shown to the PMC member and the same was found to be sufficient. Therefore, no change to be made in the kitchen sink was approved. It was decided that additional cost of the upgradation in specifications shall be charged to the beneficiaries separately while issuing the final call-up letter as decided in the meeting dated 15.01.2016.

viii. Colour scheme of the exterior DU blocks was discussed. PMC members were requested to approve the colour scheme for all parts of the building blocks. Further, sample of colour scheme shall be shown to sh Mahapatra before taking up the work.

ix. CEO informed the PMC members about the efforts made by CGEWHO towards maintenance of the approach road up to our project. It was intimated that communications had been sent to the Collector and Odisha Co-op Housing Society. The local Panchayat in the past had even agreed to construct and maintain the road, vide their letter dated 25.03.2013. The PMC members requested CEO for forwarding a D.O letter from Secretary, M/o HUPA to Secretary, UD, Orissa. It was intimated that request towards the same had already been made to M/o HUPA, vide our letter no.T-201/2 dated 16.06.2016. The same shall be followed up. Further, on a specific request by the inhabitant beneficiaries, the CEO agreed to again get the 100 m

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(A.K.Purshawan)
DDCT)

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24/08/16
(M.A. Gansal Azam)
PIC BSS-II

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(Bansidhar Mahapatra)
Beneficiary Member

stretch of the road rehabilitated by repairing pot holes only, when the weather dries up after monsoons, so as to provide some comfort to the inhabitants of the complex.

5. The progress of the various blocks of DUs was noted as below:

Sl No.	Block	%age of work done
1	B8	80.6
2	B9	69.5
3	B10	82.3
4	B11	72.5
5	B12	72.8
6	B13	65.5
7	B14	53.6
8	C5	69.8
9	C6	55.2
10	C7	56.6
11	C8	50.6
12	D4	51.3
13	D5	35.4
14	D6	34.6
15	D7	34.3
Average		58.9%

It was brought out that the project had been progressing as per the schedule given vide letter no.A-502/2 dated 09.07.2014 issued to all beneficiaries, whereby the project had to be completed within 36 months from the last date of 2nd instalment, signifying the start of construction. Since the last date of 2nd instalment was 31.12.2014, the project had to be completed in all respects by Dec. '17. CEO stated that efforts were being made to complete the project ahead of schedule, which was applauded by the PMC members. The PMC members brought out that there had been an increase in efficiency in responding to the beneficiaries requirements by CGEWHO employees recently.

6. CEO intimated that the project had been reviewed in details and targets for the mile stones had been fixed. The meeting ended with a vote of thanks to the chair.

Jussellin
(AKPusewani)
Dy. Dis CT)

Asad
24/08/16
(Md. Gausal Azam)
PIC BBS - II

Already received
by speedpost.
Mahabatar
24/8/16
(Bansidhar Mahabatar)
Beneficiary Member