

Minutes of the Fourth Project Monitoring Committee meeting held on 15.03.2019

A meeting of the Project Monitoring Committee (PMC) was held under the Chairmanship of Sh Bhupinder Singh, Chief Executive Officer, CGEWHO at 3.00 PM on 15.03.2019 at Greater Noida project site. The following were present in the meeting:

| CGEWHO | Representative of Ministry | Beneficiary members | Architect Consultant |
|------------------------------------|---|------------------------|----------------------|
| Sh R C Agarwal, Dy. CEO | Sh R K Pattanayak, Dy. Legislative Counsel, M/o Law & Justice | Sh A J Srinivasan | Sh Rahul Tyagi |
| Sh Gagan Gupta, HOD (Tech) | | Sh Lakshmi Chandra | |
| Sh Ashis Mukherjee, GM, Pkg-III | | Dr Asish Kumar Jaiswal | |
| Sh Raj Kumar Bhatia, PM, Pkg-IV | | Sh Rajesh Singh | |
| Sh Mohd Irfan, PM, Pkg-IV | | Sh Lalit Mohan Pandey | |
| Sh Virender Kumar Birah, PM, Pkg-V | | | |

2. At the outset, CEO welcomed the PMC members. Chairman asked Sh Gagan Gupta, HOD (Tech), to brief the PMC members about the various aspects of the project.

3. The minutes of the 3rd PMC meeting were reviewed and pointwise status was given to the PMC members, which is as follows:

- i. It was informed that as of now there is no change in the power back up to each flat. Since there is a major change in the policy for providing single point connection to the group housing societies, the external electrical works tender is being revised according to the latest notifications issued by Govt. of UP. As per the notification, no single point connection will be given to the group housing societies and all the electricity connections will be provided individually to the flat owners.
- ii. The target date of completion of ancillary building is linked with the completion of the project.
- iii. As of now, there are around 146 vacant DUs in various categories. Bi-monthly Progress Report is being uploaded in CGEWHO's website regularly.
- iv. Regarding external electrical work tender, it was informed that the external electrical tender has already been floated and prequalification of the agencies is under progress.
- v. With regard to defaulted payments, it was informed that CGEWHO is taking all the necessary measures for the recovery of funds from the defaulters and the PMC members are also requested to play active role in getting the funds recovered from the defaulters, as

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the project is being constructed purely on self-financing scheme. Hence, the funds blocked by the defaulters may seriously hamper the progress of the project.

- vi. The CGEWHO has already clarified that the allotment will be made as per the past practice
- vii. With regard to replacing of the cylindrical locks with lever of handles, the CGEWHO is still exploring the possibility.
- viii. The matter with regard to the skin molded door shutters in type 'C' was taken up with the agency. It has been assured that the specifications are of the highest quality and the materials are installed only after they have been approved by the Competent Authority.
- ix. It was informed that CGEWHO has revised the design of the entrance door and the grill door.
- x. Regarding extension of last date of demand survey for Villas, it was informed that as of now, there is no change in the last date of Demand Survey for the Villas. The NOC for Greater Noida Phase-II project from all the existing beneficiaries of Greater Noida Ph-I scheme have been sought. It has already been informed in various Project Monitoring Committee meetings that the CGEWHO is planning to construct the Villas in the vacant land. The PMC members were requested to expedite the submission of consent by all the existing beneficiaries of the project so that CGEWHO may be able to construct Villas in the vacant land.
- xi. The quality check of bricks is being regularly monitored by CGEWHO.
- xii. The letters submitted by the PMC members for getting CGHS Dispensary is being pursued.
- xiii. PMC members were informed that the tiling work is going on as per the schedule and the progress of works are being monitored regularly by the CGEWHO.

4. The following agenda points were brought out in the meeting by the PMC members:

Point No.i: The door of the store room of each type of dwelling unit is opening inside the store room itself which will create hindrance in keeping the store properly:

It was clarified by the Arch. Consultant that the door should always open adjacent to the wall which is as per the architectural norms. There will not be any change in the door opening of the store room, since most of the door frames have already been fixed up.

Point No.ii: Prepare prototype model of villas and upload the same in public domain.

The proposed site plan of Greater Noida Phase-I & Phase-II project will be uploaded in CGEWHO's website at the earliest.


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Point No.iii: Prepare FAQ (Frequently Asked Questions) regarding consent form and clarify the merits and demerits of Phase-II(Construction of villas) upload the same in public domain.

CGEWHO will ask for the queries from the Greater Noida Phase-I beneficiaries by uploading the notice on the website of CGEWHO and invite queries from all beneficiaries in subject line 'FAQ for consent of Greater Noida Phase-II project'.

Point No.iv: Cost of land if any to be paid (in per Sqft) by the existing beneficiaries for the Ancillary Building:

At the time of estimating the cost of the project, the cost of ancillary buildings and the cost of land was distributed among 2130 DUs. Since 336 nos. of type D (approx. SBA of 7,05,600 Sqft) was shelved, the proportionate cost of ancillary building as well as land could not be recovered fully by CGEWHO. At this stage, we have two options – either the CGEWHO should charge this cost from existing Phase-I beneficiaries OR the same may be shifted and charged from the future Phase-II beneficiaries. In the present circumstances, it is proposed that the said cost be charged from Phase-II beneficiaries subject to receipt of consent from the Phase-I beneficiaries.

Point No.v : Explore the possibility of upgradation for present subscribers from Phase-I to Phase-II (villas) without any charges. The most of the applicants are desired to avail the option.

The matter will be taken up in the next Executive Committee meeting of CGEWHO.

Point No.vi: Quality of bricks should be maintained.

The quality check of the bricks is regularly monitored at site.

Point No.vii: What will be the charges paid by the phase-II applicants (Villas) for utilizing the common utility services provided by the CGEWHO in the ongoing project.

Same as point no.iv.

Point No.viii: A wall should be constructed for segregation of commercial & residential area which is required for security purpose. Further, if possible, at this stage the commercial area may be relocated at the corner of the plot.

No segregation is possible between the commercial and residential complex as it is part of single project.

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Point No.ix: General Body Meeting should be arranged / scheduled at the site regarding the consent of the existing members for the construction of phase-II project.

Since the CGEWHO is asking for the FAQs, General Body Meeting for taking consent of the existing members was not agreed.

Point No.x : Revise the consent form. The consent format should clearly mention that it is being taken for building Villas.

The consent form will be revised and sent to the beneficiaries along with the payment receipt.

Point No.xi: Why 12% GST is being deposited for PMAY Beneficiaries.

The GST calculation will be done after getting the input tax credit in each year and the final GST to be charged will be done only after the financial closure of the project.

Point No.xiii: What is schedule for construction of common amenities and commercial area CGEWHO should conform the handing over of the same along with the DU's:

CGEWHO will endeavor to construct the common amenities utility services within the time frame of handing over of the DU to the beneficiaries.

Point No.xiii: How much open area is planned for phase-II in percentage and how much will be green area. Details may be shared.

There is no change in the green area of Phase-I project and it is as per the plan given in Technical Brochure.

Point No.xiv: Once flat handover to us, how unsold flat inventory cost will not affect our flat price?

As of now, CGEWHO is building only those flats which are subscribed.

Point No.xv: The project progress details are not available on UP RERA website since last one year.

The project progress is being uploaded on CGEWHO website regularly and will be available on UPRERA at the earliest.

Point No.xvi: Now that 6 D Type towers have been shelved and no parking have been made beneath them. Please confirm how many less parking is being made compared to previously planned. Please provide comparative details initial versus current parking both in basement and stilts. How much money less is needed therefore now as the basement is 6 acres' less now.

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As per the Scheme Brochure, Para A Para 3(g) of the salient features, it was clarified that the cost of Phase-I is calculated with the assumption that CGEWHO shall be able to dispose of approximately 1500 covered car parkings under stilts and basements @ Rs.3.00 lacs each which shall credit Rs.45 Crs to the project. If the referred parkings are not sold or partially sold, the cost of unsold parkings will also be charged to Phase-I allottees. Hence, to avoid the burden, the substantial part of said parking cost will be charged from Phase-II project passing by benefit to the Phase-I project to that extent in case the Phase-II (Villas) is constructed.

It is also assured that the construction of Phase-I project will not have any impact on the agreed time schedule if the consent of the proposed villas is received. However, if the consent in favour of construction of proposed villas(s) is not received, the option for construction of EWS houses on the balance land will also be explored by CGEWHO as per the guidelines of GOI.

5. The meeting concluded with the vote of thanks to the Chair.

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