

MINUTES OF THE MEETING HELD ON 25.11.2022 DURING THE VISIT OF SH DINESH KAPLIA, CHIEF EXECUTIVE OFFICER, CGEWHO AT CGEWHO'S CHENNAI PHASE-III PROJECT OFFICE

Members Present:

CGEWHO	M/s Srico Projects Pvt Ltd	M/s Renu Khanna & Associates	Allottees
Sh R C. Agarwal, Dir (Fin & Admn)	Sh.Srinivasa Rao, Managing Director	Sh. Govindaraju, Project Engineer	15 members
Sh.Gagan Gupta, Dir (Tech)	Sh.Vikram Rao, Tech Director		
Sh.M.Mahesh, Project Manager	Sh.Harish Yadhav, Vice President.		
Sh.J.Vignesh Kumar, Project Engineer	Sh.A.Chintaiah, Project Manager		

AGENDA OF MEETING

To review the progress of work committed during 3rd Project Monitoring Committee meeting held on 29th July 2022 & subsequent visit of Director (Technical) on 27th & 28th October 2022 & to inaugurate Community Hall Building.

MEETING DISCUSSIONS

Sl. No	Particulars	Brief of Points Discussed in 3 rd PMC Meeting conducted on 29.07.2022	Brief of Points Discussed during Director (Tech) visit on 27.10.2022 & 28.10.2022	Points Discussed during this Meeting
1.	Mile stone for completion	1. Finishing works for 5 blocks say B1, C1, C2, D2 & Community Hall will be completed by Dec 2022.	1. Finishing works in all blocks are going simultaneously. External plastering is already in progress in B1-Block. All 4 blocks viz B1,C1,D2 & Community hall shall be completed by December 2022 as committed. However, C2 Block is behind the schedule and it is expected that all finishing works to completed by January 2023. 2. For A1 & A2 Blocks – Shuttering materials have	1. Community Hall Building is 90% completed and made ready for Inauguration. Dir (Tech), CGEWHO expressed his dissatisfaction towards delay in External plastering works in Blocks viz B1,C1, C2 & D2 which was committed for completion in December'2022. M.D, M/s Srico Projects explained there is continuous rainfall for past 15 days which has highly hindered the external

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	<p>2. A1 & A2 blocks, terrace floors shall be completed by Feb 2023. Shuttering materials for 1 full slab to be arranged to meet out the schedule. Structure work for all other blocks shall be completed latest by Feb 2023 except for B2 block.</p> <p>3. Accordingly, 6 months' time shall be taken for final finishing works from date of completion of final slab. Hence, finishing works for all other blocks except B2 block shall be completed by August 2023.</p>	<p>been arranged for full slab. However for labour mobilisation & for formwork making additional 1 month has been taken & hence Completion of Slabs for A1 & A2 Blocks shall be extended to March 2023 & complete finishing shall be by June 2023.</p> <p>3. New Milestone planned :</p> <p>(a) D3 Block finishing works shall have to be completed by January'2023.</p> <p>(b) D1 Block – Structure to be completed by December' 2023 and complete all finishing works before March'2023.</p> <p>(c) Revised schedule to be done for D1- Block by fixing 15th March as completion date including all finishing works, so that arrangements shall be made for handing over of All Type- D blocks (Type-D package) from April 2023 onwards.</p> <p>(d) C3 Block – Terrace slab to be completed by January 2023 & finishing works to be completed by June'2023.</p> <p>(e) Except C3 Block, Type C- Package to be completed by March 2023.</p>	<p>plastering works. With Hardships they have managed to complete Community Hall Building for inauguration purpose. Further, Likely rains are expected during December 2022 also and hence requested for extension of time for completion of 4 Blocks say B1, C1, C2 & D2 upto April 2023.</p> <p>2. It is noted that A1 & A2 Blocks are still behind the schedule. CEO, CGEWHO has expressed his displeasure for casting only One Slab in each block after a period of 4 months.</p> <p>Technical Director, M/s SRICO has explained mobilisation of shuttering materials took some time & due to rainfalls there is delay in slabs, however block work has been done back to back in all floors. It is also assured further slabs shall be planned to cast in short durations and there shall be no more delays</p> <p>3. New Milestone planned:</p> <p>Dir (Tech) has finalised the following Milestone & strictly insisted no more extensions or changes shall be entertained further.</p> <p>(a) All Type -D Blocks (D1, D2 & D3), B1- Block, C1- Block & C2- Block shall have to be completed by April'2023 in all aspects including Fire fighting arrangements. Accordingly Occupancy Certificate will be applied to CMDA.</p>
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2.	Consent to Establishments from TNPCB	<p>1. Validity of E.C is now extended for 10 years. Application process shall be speeded through Consultant duly appointed for this.</p> <p>2. Followed by that application process for C.T.O may also discussed and preliminary action shall be started.</p>	<p>1. Consultants have been finalised and application process is going on.</p> <p>2. Follow up process in done by M/s Srico projects.</p>	<p>1. Follow up process to be done by M/s Srico projects.</p>
3.	B2 block – Hindrance due to local people.	<p>1. It is decided, a Legal officer shall be deployed for coordination purpose with Govt. departments in order to solve this issue at the earliest.</p>	<p>1. Interview for legal officer has been carried out.</p> <p>2. Further, the Local people who is creating hindrance have now filled case in Poonamalle Court. This case shall be handled separately.</p> <p>3. However, B2-Block work shall be started from November 2022. One month time shall be taken for mobilisation. Nine months time shall be taken for completion of slabs & another Three months time for finishing works.</p> <p>4. Hence, Slabs completion – August 2023 & Finishing</p>	<p>1. B2 – Block works shall be resumed from December 2022 onwards & as discussed in earlier meeting Slabs shall be completed by August 2023 & Finishing works shall be completed by November 2023</p>

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			completion – November 2023.	
4.	CMDA Renewal	1. Director (Tech), CGEWHO insisted to approach CMDA immediately for renewal process. Also insisted M/s Srico Architect will be stationed here for 10 days to coordinate for renewal process.	1. It is M/s SRICO's responsibility to get the CMDA renewal.	1. It is M/s SRICO's responsibility to get the CMDA renewal. Consultant M/s SRICO has visited CMDA Officials and process for renewal is under progress.
5.	Community Hall	1. Commitment has been given in Parliament to handover Community hall in One month. 2. All finishing works shall be completed within two months (i.e) by 30.09.2022. 3. After that, Partial completion certificate shall be obtained, followed by application for Power supply to TNEB and get energised.	1. In Two floors Flooring, Window fixing, Putty & 1 st coat painting, plumbing works are completed. 2. External plastering is also 90% completed. 3. It is planned to inaugurate Community hall by November 2022 during the visit of C.E.O CGEWHO.	1. Nearly 90% of finishing works are completed in Community hall and a formal inauguration has been done by C.E.O, CGEWHO 2. Final Completion will be done in another one month and process for obtaining O.C will be followed.
6.	Quality improvement & Labour Management	1. CEO, CGEWHO instructed to all that, there shall be no compromise in quality and all are responsible to achieve by the way of increasing supervisory staffs, checklist and sequence of work.	1. Tech Director M/s Srico has stated that, more number of labours are mobilised now and there is a considerable increase in the Labour strength. The present Labour strength is 650 and it is planned to mobilise another 300 – 350 labours in next month. 2. Dir(Tech), CGEWHO insisted more time is required for Plumbing activity as it involves lot	1. M/s SRICO has stated the labour strength has been considerably increased and the present labour strength is nearly 900 Nos. 2. However, it was insisted from CGEWHO side that the number of labours deployed for Water proofing works & plumbing works are not sufficient because of which subsequent works such as Wall & Floor

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		<p>of Checking process and hence insisted to increase number of Plumbers.</p> <p>3. Further, instructed to increase number of supervisors as well & periodic site inspection is required especially for specialised works</p> <p>4. Proper Checklist & records to maintained for Plumbing & Water proofing activities.</p>	<p>Tiling works are also lagging behind.</p> <p>3. Further, it was insisted to appoint reputed & experienced agency for Bathroom Water proofing works & there shall be proper checklists & record for all the works. No compromise shall be entertained in the Quality of work</p>
7.	Obtaining N.O.C for Fire fighting	<p>1. M.D M/s Srico confirmed, consultant shall be appointed within this month and suitable arrangements shall be made to obtain Fire N.O.C at the earliest.</p>	<p>1. Consultant has not been appointed yet. Dir(Tech), CGEWHO insisted to appoint the consultant immediately as committed in previous meeting & process for applying N.O.C shall be speeded up.</p>
8.	Summary and conclusion	<p><u>Instructions to Contractor:</u></p> <ol style="list-style-type: none"> To increase the manpower particularly for electrification and plumbing works to meet out the target. To work out the schedule in reverse process for D1-Block by fixing 15th March 2022 as completion date and to speed up the progress in D1-Block to cope up with D2 & D3 blocks. To make arrangements for handing over for Type -D package from April'2022 onwards. To apply for Completion certificate for as much as blocks possible before December'2023. To mobilise labour for B2- Block and start the work from Decemeber'2022 To complete all finishing activities in Community hall to inaugurate it during the visit of CEO, CGEWHO on November'2022. To appoint Consultants for obtaining N.O.C from Fire department. In case the milestone is not achieved , as discussed in the previous meeting, CGEWHO has no other way other than implementing L.D clause. 	<p><u>Instructions to Contractor:</u></p> <ol style="list-style-type: none"> To increase the manpower in Waterproofing & Tiling work to meet out the schedule. To work out the revised schedule for Milestones as below: <ol style="list-style-type: none"> For 6 Blocks - D1, D2, D3, B1, C1 & C2 – Finishing completion by April'2023 For 3 Blocks - C3, A1, & A2 –Finishing completion by June'2023 For 1 Block - B2 – Finishing completion by November'2023 Appointment of consultants for Fire Fighting & TNPCB for obtaining N.O.C

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| | | | <ol style="list-style-type: none">4. To complete balance finishing works in Community hall & to apply for Occupancy Certificate.5. It is once again reminded & strictly insisted that CGEWHO has no other way other than implementing L.D clause if M/s SRICO couldn't adhere to the revised Mile stones.6. To get the third party structural audit of all the structural members by IIT-Chennai. |
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