

**MINUTES OF THE THIRD PROJECT MONITORING COMMITTEE MEETING HELD ON
29.07.2022 UNDER THE CHAIRMANSHIP OF SH.DINESH KAPILA, CEO CGEWHO
AT CHENNAI PH-III PRJOECT OFFICE**

Members Present:

CGEWHO:

Sh.Gagan Gupta, Dir (Tech)
Sh.M.Mahesh, Project Manager.
Sh.J.Vignesh Kumar, Project Engineer

M/s Renu Khanna & Associates

Mrs.Renu Khanna, Proprietor
Mr.Nakul Khanna, Consultant

M/s Srico Projects Pvt Ltd

Sh.Srinivasa Rao, Managing Director
Sh.Vikram Rao, Technical Director
Sh.Vishveshwar, Architect Consultant
Sh. Prakash, Legal cum Liasoning officer

PMC Members

Sh.M.Ravi
Sh.M.Sangameshwaran
Sh.Vishnuvardhan
Smt.V.Chandra
Beneficiaries nearly 15
members
(Attendance sheet attached)

WELCOME ADDRESS

1.	Address by CEO, CGEWHO	CEO, CGEWHO welcomed all PMC members and introduced himself as the new CEO (Additional In charge) for CGEWHO and explained this meeting will make a good rapport between the beneficiaries.
2.	Address by Director (Tech), CGEWHO	Director (Tech), CGEWHO welcomed all PMC members and addressed that the purpose of the meeting is to discuss about the hindrances faced by the project in these 2 years and to implement a makeup schedule for effective completion of the project.

MEETING DISCUSSIONS

Sl. No.	Particulars	Present Status	Points discussed
1.	Mile stone for completion	<p>1. Out of 11 blocks, 5 blocks have reached terrace floors, in which 4 blocks viz.B1, C1, D2 & Community Hall are 100% completed and 1 block C2 – Terrace slab - 50% completed.</p> <p>2. Other 6 blocks slab status as below:</p> <p>A1 block – 5th floor completed. A2 block – 4th floor completed. B2 block – 3rd floor completed. C3 block – 7th floor - 1st half completed. D1 block – 8th floor – 1st half completed. D3 block – 10th floor completed.</p>	<p>1. Finishing works of B1, C1 & D2 shall be completed by 31st Dec. 2022 and C2 Block will be completed by 28th Feb. 2023. Community hall shall be completed within 2 months, i.e till 30th Nov. 2022 in all respects and the partial completion certificate for the community hall may be taken up so that a part of the community hall can be handed over to the Phase-II beneficiaries.</p> <p>2. B2 block has some local problems which will be addressed separately. Other than that A1 & A2 Blocks are behind in the progress.</p> <p>3. Considering A1 & A2 blocks, terrace floors shall be completed by Feb 2023. MD, M/s Srico Projects Pvt Ltd has promised to arrange for additional shuttering materials for 1 full slab to compete with the schedule. Hence, structure work for all other blocks shall be completed latest by Feb 2023 except for B2 block.</p>

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			4. Accordingly, 4 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 June 2023.
2.	Application for Electricity supply to TNEB	<ol style="list-style-type: none"> 1. Temporary connection has been obtained for construction activities. 2. TNEB has requested for a land space within our campus for establishing sub-station in order to provide power supply as our demand is huge. 	<ol style="list-style-type: none"> 1. Immediate action shall be taken by contractor with consultation with the consultant for calculation of total power demand and application process for power supply to TNEB. 2. M/s Srico Projects & Architect shall look into allocation of land space for sub-station as required by TNEB.
3.	Consent to Establishments from TNPCB	<ol style="list-style-type: none"> 1. CTE application is submitted and in processing with TNPCB. Due to mistake in Survey No in E.C the processes is delayed. 2. An Undertaking has been submitted already for Survey no. correction and reapplication is in progress. 	<ol style="list-style-type: none"> 1. Validity of E.C is now extended for 10 years. Application process shall be speeded through Consultant duly appointed for this. 2. Followed by that application process for C.T.O may also discussed and preliminary action shall be started.
3.	B2 block – Hindrance due to local people.	<ol style="list-style-type: none"> 1. Local people claims the ownership of a piece of land in Survey No.489/2B3 in which B2 block comes. 2. There is a threat to project staffs, contractors staffs and labourers by this local people in terms of using abusive words, suicide threat etc. which is hindering to continue the work in B2 block. 3. Complaints has been given to Commissioner of Police, District Collector, Tahsildar etc. and court cases has also been filed and judgment is at present reserved. 	<ol style="list-style-type: none"> 1. CEO, CGEWHO has recommended M/s Srico to appraise this issue to C.M Cell and also to approach Revenue dept. to solve this issue. 2. Few beneficiaries requested to appraise this issue to higher authorities like Chief Secretary, following that CEO, CGEWHO also extended the support by taking this matter to Housing Secretary. 3. Director (Tech), CGEWHO pointed that, this Project is a turnkey contract and any dispute in regards of land shall be solved by Contractor. CGEWHO is only a Custodian for the land and can help through Secretary Level but process to be carried out by Contractor. 4. M.D, M/s Srico Projects expressed that Land is in CGEWHO name and a legal representative from Dept. side is required to coordinate with Govt. officials. 5. It is decided, a Legal officer shall be deployed for coordination purpose with Govt. departments in order to solve this issue at the earliest.
4.	CMDA Renewal	<ol style="list-style-type: none"> 1. CMDA Planning Permit is due to expire by December'2022. 	<ol style="list-style-type: none"> 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.

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5.	Extension of Time to be granted for Contractor.	<p>1. Provisional Extension has been considered for Contractor as below:</p> <p>a) Court cases - 149 days b) Covid-19 (FMC) - 430 days c) Rainfall & flooding - 179 days d) River Sand scarcity - 26 days</p> <p>On Total extension given for 27 Months.</p> <p>2. Hence, New Completion date will be 26.09.2023. TNRERA has already granted extension up to 26.06.2023.</p>	<p>1. Conditional extension shall be granted with up to January'2023 with a condition to achieve the milestone as committed in Sl.No .1.</p> <p>2. In case the milestone is not achieved as, CGEWHO has no other way other than implementing Liquidated Damage clause.</p>
6.	Community Hall	<p>1. Terrace floor completed.</p> <p>2. All Finishing works in 1st Floor completed.</p>	<p>1. All finishing works shall be completed within two months (i.e) by 30.09.2022.</p> <p>2. After that, Partial completion certificate shall be obtained, followed by application for Power supply to TNEB and get energised.</p>
7.	Hindrane due to Phase-II beneficiaries	<p>1. Phase-II beneficiaries are giving petitions in all Departments against the approvals obtained and filling cases in District court.</p> <p>2. They are restricting construction activities during Night time which is a major hindrance.</p> <p>3. Their main concern is handing over of Community hall and so creating hindrance in different ways.</p>	<p>1. As explained above Community Hall shall be completed within two months (i.e) by 30.11.2022 and handed over to Phase-II beneficiaries.</p> <p>2. Phase-III beneficiaries are very concerned to obtain an undertaking from Phase-II beneficiaries that no further hindrance will be created by them.</p>
8.	Quality improvement	<p>1. Allottees informed to CGEWHO & M/s Srico that, the completed core shell structure quality seems to be good but expecting more in upcoming finishing works.</p>	<p>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.</p>
9.	Points asked by allottees	<p>1. Financial balance sheet.</p> <p>2. Shops to be provided.</p> <p>3. Implementation of solar system in Community Hall.</p>	<p>1. This will be clarified by Director (Finance) during their next course of meeting to be held.</p> <p>2. This will be discussed later after completing main works.</p> <p>3. This may be done by AOWA.</p>
10.	Summary and conclusion	<p><u>Instructions to Contractor:</u></p> <p>1. To increase the manpower for finishing activities such as, plastering, tiling works, electrification and plumbing works.</p> <p>2. To work out the schedule in reverse process and ascertain the material requirement well in advance and make suitable arrangements.</p> <p>3. To engage and finalise agencies for specialised works such as water proofing for bathrooms, fire fighting service, external electrification, WTP & STP consultants, lift services, etc. as soon as possible so as to make up with the finishing activities.</p>	

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Monitoring the progress of work

1. It may be noted that, no payments have been released for a period of 3 months, once the extension of time is granted bills shall be submitted. It may take a minimum of 15 days to start up with the new schedule, and hence 16th August 2022 shall be construed as start-up date for new schedule.
2. Director (Tech), CGEWHO shall visit the site and review the progress along with the beneficiaries every month.
3. CEO, CGEWHO shall visit the site and review the progress once in every two months.

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