

MINUTES OF MEETING - FOURTH PROJECT MONITORING COMMITTEE MEETING - UNDER THE CHAIRMANSHIP OF SH DINESH KAPILA, CEO CGEWHO

VENUE: CGEWHO-CHENNAI PHASE-III PROJECT OFFICE

DATE: 25.02.2023

Members Present:

CGEWHO:

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

M/s Srico Projects Pvt Ltd

Sh.Srinivasa Rao, Managing Director
Sh.Vikram Rao, Technical Director
Sh.Hari yadav, Vice President
Shi.Chintaiyah, Project Manager
Sh.Vishveshwar, Architect Consultant
Sh. Prakash, Legal cum Liasoning officer

PMC Members

Sh.M.Ravi
Sh.M.Sangameshwaran
Sh.Vishnuvardhan
Sh.G.Raghava
Beneficiaries nearly 50 members
(Attendance sheet attached)

M/s Renu Khanna & Associates

Mrs.Renu Khanna, Proprietor
Mr.Nakul Khanna, Consultant
Mr. Govindaraj, Project Engineer

WELCOME ADDRESS

1.	Address by CEO, CGEWHO	CEO, CGEWHO welcomed all PMC members and explained that in this meeting several points given by beneficiaries shall be addressed.
2.	Address by Director (Tech), CGEWHO	Director (Tech), CGEWHO welcomed all PMC members and addressed that in this meeting, improvement of work in recent 6 months & all technical points raised by beneficiaries shall be discussed.

MEETING DISCUSSIONS

Sl. No.	Particulars	Present Status	Points discussed in this meeting
1.	Mile stone for completion	<p>1. Overall completion in 6 Blocks viz B1,C1,C2,D1,D2 & D3 Blocks are as follows :-</p> <p>B1- Block - 83% completed. C1 -Block - 80% completed. C2- Block - 75% completed. D1- Block – 71 completed. D2-Block– 81% completed. D3-Block– 75% completed.</p> <p>Note: D1 Block Terrace Slab completed before January'2023.</p>	<p>1. New Milestones fixed for final completion of all blocks as below</p> <p>A1- Block - December 2023. A2- Block - December 2023. B1- Block - June 2023. B2- Block – March 2024. C1 -Block - June 2023. C2- Block - July 2023. C3- Block - August 2023. D1- Block - August 2023. D2- Block - June 2023. D3- Block - July 2023.</p>

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		<p>2. Overall completion in 3 Blocks viz A1, A2 & C3 Blocks are as follows:- A1-Block - 50% completed. A2-Block - 50% completed. C3-Block – 68% completed. C3 Block– Final Slab will be completed by End of February'2023.</p> <p>3. A1 & A2 Blocks – Final Slab will be completed by end of May'2023.</p>	
2.	Application for Electricity supply to TNEB	1. Application under progress	<p>1. TNEB has requested for 4000 Square meter of land for establishment of sub-station, only then Power supply can be given.</p> <p>2. Earmarking of 4000 Square meter of land within the campus shall be done by Architect consultant without affecting number of Open car parkings and proposal shall be submitted to TNEB for further course of action.</p>
3.	B2 block – Hindrance due to local people.	1. Overall Completion in B2- Block – 19.72%	<p>1. Efforts have been taken legally to resume work in B2-Block.</p> <p>2. Workforce have been increased now & Fourth floor slab shuttering works on progress.</p> <p>3. Structure work shall be completed in another 8 months.</p>
4.	CMDA Renewal	1. G.O has been issued for extension of Planning Permit for 2 more Years under Covid-19 Circumstances.	1. Subsequent to extension of Planning permit, NOC from statutory bodies are also applied and works in process
5.	Community Hall	<p>1. Terrace –Weathering coarse works completed.</p> <p>2. Application for Power Supply from TNEB is on progress.</p>	<p>1. Lift materials reached Site & erection process will be started in due course.</p> <p>2. Overall completion shall be done at the end of May 2023.</p>
6.	Discussions with Beneficiaries	<p>Questions raised by Beneficiaries</p> <p>1. Clarification for adopting Core cutting method for Drainage pipelines in toilets.</p> <p>2. Water Ponding Test in all Bathrooms</p>	<p>Explanations given by CGEWHO</p> <p>1. It is explained that Core cutting method is an approved method recently adopted in all construction projects. This is to avoid sunken slabs and leakage problem</p> <p>2. Water ponding test is being carried out properly and registers are being maintained. Type wise Separate</p>

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		<p>3. HDPE Sheet in all bathroom before tilling</p> <p>4. HDPE Pipe Connection for STP treated water up to O.H.T</p> <p>5. Organic membrane coating for Drinking water tank.</p> <p>6. Workforce & Supervision staffs for Plumbing and related activities.</p> <p>7. Separate FRP tank for STP treated water. STP treated water connection for toilet flush and gardening</p> <p>8. Issue of Technical Brochure. Inclusion of material brands, diagrams etc in Technical brochure.</p> <p>9. Obtaining dedicated Power supply line for Phase-III project.</p> <p>10. B2 – Block land dispute issue – Permanent solution to be taken.</p> <p>11. Widening of Main Gate by acquiring a part of OSR land or adjacent land.</p>	<p>supervisor shall be deputed by M/s Srico for waterproofing works.</p> <p>3. It is explained by Consultant that HDPE sheet is not required as we are using CPWD approved water proofing chemicals and method statement as described by CPWD and also having 10 years tripartite agreement guarantee or water proofing works.</p> <p>4. HDPE pipe is not used instead using uPVC schedule 40 pipe. Plumbing executive invited by Beneficiaries also agreed for the same.</p> <p>5. It is agreed, In O.H.T organic coating shall be done where ever required.</p> <p>6. It is agreed to appoint a Senior Manager for M.E.P works from M/s Srico with immediate effect.</p> <p>50 more plumbers shall be arranged through Supreme Pipes executive arranged by Beneficiaries.</p> <p>7. Already R.C.C water tank is designed in such a way there is a gap of nearly 2feet between STP treated water tank and Domestic water and hence separate FRP tank is not required.</p> <p>Separate pipe line connection is also given from OHT to toilet flush tank and for gardening it can be pumped from STP treated water sump.</p> <p>8. It is explained since earmarking of land for TNEB-Substation is under process Technical brochure is getting delayed. All drawing related to Electrical & Plumbing shall be given at the time of possession.</p> <p>9. If there is possibility for dedicated line it shall be considered.</p> <p>10. A Legal consultant who has been appointed for this issue explained this legally we have approached all higher level authorities and submitted our request for protection to execute our work.</p> <p>11. Provision of Main gate is as per approved plan. There is no possibility for acquiring OSR land as it is already gifted</p>
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7.	Summary and conclusion	<p><u>Instructions to Contractor:</u></p> <ol style="list-style-type: none"> 1. Labour to be increased from 1000 to 1500 & Finishing labour to be doubled. 2. Work to be done during extended working hours. 3. Plumbers to be increased immediately. Nearly 50 plumbers shall be arranged through Beneficiaries source. 4. Tiling work to be done with proper covering with POP. 5. EOT granted upto Dec 2022 but still no block is near to completion. 6. Material and labours are available but work delay why find the root cause and sorted out. 7. Conduct VC meeting per week/ fortnight to cover up delay for 2 months period. 8. Planning to be done to lay at least flats per day and labour mobilisation to be planed accordingly (40 masons reqd) 9. Every week photos to be sent to HO. Dir (Tech) shall be visiting every month on 3rd Friday to review and speed up the work progress. 	
8	Additional Co-opted PMC	<p>It has been resolved to co-opt Shri R P Rajalingam as 7th PMC member in place of Sh Viswanathan, who resigned and left the scheme.</p>	

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