

**MINUTES OF THE 6<sup>TH</sup> PROJECT MONITORING COMMITTEE MEETING HELD ON 29.12.2023 AT CHENNAI PH-III PROJECT UNDER THE CHAIRMANSHIP OF CEO, CGEWHO**

The sixth Project Monitoring Committee meeting was held at Chennai Ph-III project on 29.12.2023 under the chairmanship of CEO, CGEWHO. The following were present:

CGEWHO	M/s. Srico Projects	M/s. Renu Khanna & Associates	PMC Members
Sh Gagan Gupta, Director (Tech)	Sh Srinivasa Rao, MD	Mr Govindaraju, Project Engineer	PMC Members and around 46 Beneficiaries
Sh R K Jaiswal, Director (Fin)	Sh Vikram Rao, TD		
Sh M Mahesh, Project Manager	Sh Hariyadav, VP		
Sh J Vignesh Kumar, Project Engineer			
Sh B Gandhi, Legal Consultant			

2. During the meeting, various points raised by the PMC Members and the beneficiaries were deliberated in detail. The following points were discussed in the meeting:

Sl No.	Points raised by the PMC members	Reply by CGEWHO
Point No.1	Despite continuously urging to speed up the progress for the last three months, no additional work forces have been mobilized, raising serious doubts on the repeated assurances for possession in June 2024. Very little progress is seen in the last 3 months	It was informed to the PMC members and the beneficiaries that all efforts are being made to get the work done as per the completion schedule given below:  a. All the blocks except B2 block will be completed by end of Feb 2024.  b. All the lifts installed in the project will start functioning by March end or Mid April 2024.  c. Fixing of electrical panel is pending due to pending of estimate of electricity line.
Point No.2	The reasons for such delay and the action taken / proposed is seen in the last 3 months	It was informed to the PMC members that the progress of work at the project was hampered due to heavy rain followed by 'Michaung' cyclone in the first week of Dec. 2023, due to which the site was inundated fully. All efforts have been taken by the contractor to complete the work.

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Point No.3	The penalty clauses available in the agreement between SRICO and CGEWHO may be shared with the PMC. These clauses need to be invoked and the penalty has to be imposed without exception except the COVID period. The penalty so imposed to be credited to the project account. The details of penalty imposed so far may be shared with the PMC. Copy of contract order between CGEWHO and SRICO is requested to be shared with PMC members.	CGEWHO informed that penalty clause has been imposed on M/s. Srico Projects for delay in completion of the project as per the contract conditions
Point No.4	Dampness and corrective measures taken following the seepage in few flats after the recent rain along with a fact report of every tower and each floor.	CGEWHO has assured the PMC members that due care will be taken to avoid dampness in the external walls by using weather proof paint.
Point No.5	Milestone target for all pending work with stern fool proof system to achieve.	Same as point no.1
Point No.6	Status of cancellation of 'Duplicate Patta' and rectifications in few ECs along with steps taken to close all pending court cases.	Detailed discussion was held with the PMC members along with the Legal Consultant and the Legal Consultant was directed to take necessary action to get a certified copy at the earliest so that necessary action can be taken for the cancellation of duplicate patta.
Point No.7	The source of funding for the construction of Community Hall duly showing the cost from Phase-2 and Phase-3 may be made available. The demarked allotment for the Phase-2 & 3 should be based on the proportionate funding from each project.	It was clarified to the PMC members that the source of funding for community centre is proportionate to the cost incurred from Phase-II & Phase-III beneficiaries.
Point No.8	Online viewing of payment details and copy of receipts through email.	It was informed to the PMC members that there are some issues in the software which will take some more time to resolve. CEO asked DF to issue receipts to the beneficiaries through email till the issue is resolved.

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Point No.9	Way out for RERA extension beyond June 2024, if required.	CGEWHO has assured that all efforts will be made to complete the project during the extended period of TNRERA.
Point No.10	Draw of lots, if consensus arrived	PMC members were intimated that after completion of the structural works of B-2 block, draw of lots for allotment of specific unit will be conducted (tentatively in the month of March-April 2024).
Point No.11	To furnish system of numbering the flats, without any confusion with Phase-2	Action will be taken accordingly.
Point No.12	No progress in plantation / landscapes, despite several repeated requests to lay internal roads to settle down during rainy season.	Since the external electrification lay out plan have not been approved by TNEB till date the lay out plan for plantation and landscaping will be finalized, after we get the approval from TNEB.
Point No.13	Complete structural audit by a reputed institution such as IIT Madras.	CGEWHO confirmed that the structural audit except B-2 block have been conducted by ICOMAT, Chennai (a unit of IIT-Chennai) and the structural audit of B-2 block will commence shortly. The report of the same will be shared with PMC members shortly.
Point No.14	Total number of bore wells with depth for drinking purpose as well as other purpose.	PMC members were intimated that commissioning of borewells will be as per the contract agreement.
Point No.15	Disposal system of extra STP water and drainage water	It has been assured that arrangements will be made for disposal of extra STP treated water into the existing storm water drainage system of municipality.
Point No.16	A copy of draft sale deed to be registered	It is as per the format issued by TNRERA
Point No.17	Procedure for priority allotment on medical ground with required documentary support to enable beneficiaries to arrange them well in advance.	PMC members were informed that the facility of allotment of ground / lowest floor on medical ground is extended only to the allottee, his / her spouse and children only.
Point No.18	CGEWHO and SRICO have to take responsibility for the logical conclusion of any remaining court cases without any liability on beneficiaries. (This was accepted by the CEO in the meeting held on 19.05.2023)	PMC members were informed that all the legal cases are being looked after by the legal cell of CGEWHO.



Point No.19	All inspection / quality check reports of NTH/IIT are not available with the MPR as discussed and agreed.	Same as point no.13
Point No.20	Closed and open car parking allotment procedure needs to be finalized before going for a draw.	CGEWHO confirmed that few parkings have been marked on ground and the draw of allotment of car parking will be done along with the draw of lots of allotment of specific unit.
Point No.21	Early release of 50 points consensus on discussion held with DT on 13.03.2023 and directed DT to arrange to issue duly signed. But this is not yet released duly signed by DT.	It has been clarified that most of the points have been agreed with additional cost.
Point No.22	The progress on B2 is absolutely not satisfactory. The promise of 'one month one floor' commitment has not been adhered to.	PMC members were informed that the delay in completion of B-2 block is due to heavy rain followed by 'Michaung' cyclone in the first week of Dec. 2023 and all efforts are being made to complete the B-2 block.
Point No.23	White paper on the Ph-2 residents press meet has been demanded vide our representation dt 11.10.2023. This is yet to be provided by the CGEWHO. Understand in the Ph-2 General Body meeting held on 17.12.2023, this issue was again raised by the group who were instrumental in organizing the press meet inside KV on 30.09.2023.	CGEWHO confirmed that the Press release giving clarifications on the allegations made by Phase-II allottees have already been forwarded to the Media.
Point No.24	Any other matters with permission of the Chair.	

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