

**TOUR NOTES : VISIT OF DY MD (TECH) AWHO TO AWHO, SSI KOCHI
ON 25 NOV 2019**

1. Brig DN Bhatt, Dy MD (Tech), this HQ visited SSI Kochi (Chanderkunj Army Towers) with an aim to review the issues raised by RWA in the past with respect to various defect rectifications, land issues, UDSL, Financial issues through various communications and DO letter No 102/CATAOA/AWHO/SSI/HQ dt 21 Nov 2019 by President RWA to Dy MD Tech.
2. Dy MD (Tech) attended a formal mtg with RWA members and some allottees to discuss the issues and impress upon the RWA to speed up the taking over of assets and complete handing / taking over earliest and visited the project site/ towers/ common assets with RWA members.
3. Following issues were discussed in the mtg :-

Ser	Item	Action	Info
(a)	<p>Defect Rectification. RWA has handed over a list of defects to be rectified to the PD vide RWA Letter No 102/CATAOA/AWHO/SSI/ dated 20 Nov 19. Also, the other details were conveyed vide DO letter No 102/AUC-CKWA/AWHO/SSI/ /HQ dated 21 Nov 19. PD has been instructed to rectify all defects through contractor by 31 Dec 2019 positively. Beyond 31 Dec 2019 the pending defects should be rectified by PD at risk and cost of the contractor after giving final notice. PD will take all actions to communicate defects to contractor with a given time frame for rectification with suitable instructions that beyond given time frame the defects would be rectified at his risk and cost. Some of the major issues of defects were discussed in detail which are as under :-</p> <p>(i) STP (Sewage Treatment Plant). Dy MD (Tech) visited the STP with RWA members and some allottees and visited a flat close to STP. Foul odour was restricted to very close vicinity of the STP. However, allottees insisted that the smell is not every time. It is more predominant during early morning and evenings and there is unbearable foul smell in some flats. The STP runs for 8 - 10 hrs daily whereas it should run for 24 hrs. This may be cause of foul odour in morning and evening as STP is run only during day time. The accumulated sewage in manhole when STP is not running may cause bad smell. PD has been asked to run the STP for 24 hrs for 15 days and monitor the problem of foul smell in league with RWA members. If issue is resolved then, RWA has agreed to take over STP and conclude manning contract for 24 h running. If not resolved then PD will have to call M/S Ion Exchange to resolve the tech issue with STP. Dy MD also informed that if it is not resolved, they will get an outside agency/ consultancy to identify the cause and repair the same.</p> <p>(ii) Cracks in Sun Shades. The cracks in Sun Shades have been repaired at many places, however there are still many sun shades which are still to be repaired. PD was asked to attend to all the cracks and get them repaired with quality so that these cracks do not re-occur. If needed these can be repaired with epoxy mortar of reputed brand by Contractor at his cost.</p>	PD	Dir (C-III) / Dir (Plg)

Ser	Item	Action	Info
	(iii) Cracks in Lift Walls. Granite cladding has cracked in few places and is hollow from behind at some other places. PD has been asked to get cracked granite slabs replaced and hollowness repaired under defect rectification by the contractor by 31 Dec 2019.	PD	Dir (Plg)
	(iv) Cracks and Plaster Peeling Off. Stair case at some places and party area of Tower B & C was shown to Dy MD (Tech) by RWA members. It is seen that there is structural crack in one of the stair case beams which PD has been asked to repair with pressure grout to ensure proper strength of the beam restored. Also PD has been asked to check all beams and columns for any such cracks and intimate them to contractor for defect rectification earliest and repaired before 31 Dec 2019.	PD	Dir (Plg)
	(v) Water Stagnation in Party Area. The slope in tiling of party area on roof top is not proper. PD has been asked to get it rectified through Contractor under defect rectification by 31 Dec 2019.	PD	Dir (Plg)
	(vi) Leakages / seepages and cracks in beams in Basement Parking. Some seepage have been attended to by PD by pressure grouting the affected areas. Work is continuing for remaining patches. PD has been asked to get all patches rectified through pressure grout by 31 Dec 2019. As water table is at ground level at the site, the water is seeping from any porous area in RCC wall of basement. Also there are structural cracks in basement parking in two continuous beams. All beams should be checked for any structural cracks by the PD. This has to be repaired by removing poor concrete and repairing it with pressure grout of epoxy concrete of reputed brand on top priority through contractor under defect liability in the next 25 days or by 31 Dec 2019. DY MD agreed that the defect liability will remain for one more monsoon for all seepages/leaks as they were not completed before the current monsoons.	PD	Dir (Plg)
	(vii) Sloping Errors. There are certain large patches where slopes are not proper in PQC pavements and paver block surfaces. PD has been asked to rectify certainly the paver block pavement patches through contractor as it is due to initial defect in laying the PQC or paver blocks. In case of PQC patches, PD has been asked to attend to those ones where water stagnation is large and slope can be corrected at this stage. Dy MD agreed that the defect liability will remain for one more monsoon for all seepages/leaks /water accumulation as they were not completed before the current monsoons.	PD	Dir (Plg)
	(viii) Leak in the Gym. Leakage in Gym as reported by RWA through concrete tank on top and requested to replace it by LDPE tank. PD intimated that concrete tank has been repaired and there is no leak thereafter. RWA has agreed not to insist for replacement of the tank if no further leakage takes place. However, if further leakage is noticed then PD will be asked to replace it with a suitable LDPE tank.	PD	Dir (Plg)

Ser	Item	Action	Info
(j)	Refund of GST. One allottee has got exemption under PMJAY and wanted GST to be levied at 8% rather than 12%. The answer provided by Dir (F&A) was conveyed to allottee who was not satisfied with the same. Allottee was requested to discuss the issue with Dir (F&A) of HQ AWHO through any means of communication.	Dir (F&A)	PD/Dir (Plg)
(k)	First Floor Coverage Due to Safety Reasons. RWA raised the issue of covering of first floor terrace by some allottees (10) with HQ AWHO's approval, as some allottees had objection on that on grounds of alleged fire safety reasons. On a point raised by an owner, the aspect of safety net to be constructed by AWHO was discussed; wherein the Dy MD made a mention that this shall not be possible as the Project Fund contribution by all allottees can not be utilized to benefit only 10 allottees. Dy MD intimated that it is only temporary cover from top for safety against falling objects from higher floors. It is for the Owners to resolve Municipality or Fire safety objections if any raised, with concerned authorities.	PD AWHO For Revised completion Plan m	Secy/ PD AWHO/Dir (Plg)
(l)	Completion of Boundary Wall. RWA raised the issue for not constructing permanent boundary wall towards Metro Rail Fly Over where the gap has been temporarily plugged by erecting coated GI sheet temporary wall. RWA was intimated that this has been left out due to non resolution of land issue with KMRL. The same should get resolved between RWA and KMRL at the earliest after which the boundary wall will be completed by AWHO or if RWA agrees, the fund for same can be given to RWA to complete the boundary wall as continuing the office of AWHO at project site just for the boundary wall construction may not be economical.	RWA/ PD	Dir (Plg)

4. There being no more points from RWA, the meeting and site visit concluded with the request from the Dy MD (Tech) to the RWA to take over all the assets with list of pending issues, which AWHO will continue attending till the issues are resolved. The Dy MD assured that the rectifications will be done in the next 25 days or latest by 31 Dec 19. RWA agreed to do the needful after 31 Dec 2019, by that time most of the issues would have been resolved and defects rectified as mentioned ibid.

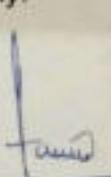
5. Later on, the Dy MD (Tech) AWHO was taken around the Complex and shown the various defects including cracks in the Beams, Granite Slabs, Sun Shades, Seepages in the Basement Parking etc. Dy M assured that all these will be rectified in the next 25 days or latest by 31 Dec 19 beyond which the same will be done by PD at Contractor's risk & Cost.

6. Subsequently the meeting was conducted by the Dy MD (Tech) with main building contractor, electrical contractor and representative of architect. Contractor was conveyed to rectify all the defects at the earliest with quality and satisfaction of AWHO, else same would be done at his risk and cost. Electrical contractor was asked to rectify the problems in solar light. Architect was also asked to supervise the defect rectification properly.

7. The site visit was concluded.

File No- B/03020/SSI / Thu /AWHO

Army Welfare Housing Organisation
South Huments, Kashmir House
Rajaji Marg, New Delhi – 110011


(Atul Mohan)
Col (Retd)
Dir (Plg)
For Managing Director

Dated : 05 Dec 2019