

MINUTES OF THE SECOND PMC MEETING HELD ON 23.02.2018

Meeting of the 2nd Project Monitoring Committee (PMC), under the chairmanship of Shri Bhupinder Singh, CEO, CGEWHO, was held at 4.00 PM on 23.02.2018 at the Greater Noida Project site. The following were present in the meeting :

CGEWHO	M/o HUA	Beneficiary Members
Shri M Narayanan, D(T)	Sh R K Gautam, Director HFA-V	Sh A J Srinivasan
Shri R C Agarwal, D (F&A)		Sh Lakshmi Chandra
Shri Gagan Gupta, DD(T)-II		Dr Ashish Kumar Jaiswal
Shri A K Mukherjee, GM (Projects)		Sh Rajesh Singh
Shri Raj Kumar Bhatia, PM, Pkg-II		Sh Lalit Mohan Pandey
Md Irfan, PM, Pkg-IV		
Shri Virender Kumar Birah, PM, Pkg-V		

2. At the outset, CEO welcomed the PMC Members and asked Shri Gagan Gupta, Deputy Director (Tech)-II, CGEWHO to brief the PMC Members about the progress of the project and give update on minutes of 1st PMC Meeting held on 18.08.2017. The progress report was circulated amongst all the PMC Members. As brought out in PMC's letter dated 22.01.2017, the following points were discussed in details. The CGEWHO's comments on each points are given below:

Point (i) Flush doors of 35 mm thickness should be installed in the Dwelling Units instead of Panel Doors.

Comment: As per the contract, skin moulded door shutter with high density fibre board conforming to IS 15380:2003 will be provided. Being the factory-made, the doors are more robust. However, the contention to provide flush door with 35 mm thick will call for a deviation, which is out of the preview of the mandate given to PMC.

Point (ii) Quality of plaster & concrete should be maintained. Recron 3s in Plaster should be used for crack-free surface. Due to fluoride contents in water, whiteness on plaster has emerged badly.

Comment: It was conveyed that provisions of Recron 3s to be mixed in external plaster, is not required as this will be a wastage of expenditure. Also it was assured that before getting the external plaster done, suitable surface treatment to the exposed bricks will be given so that efflorescence is removed. It was also assured that external plaster is being done in two layers mixed with water proofing compound, which is the standard practice.

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Point (iii) Provision of Window/ Split A.C in rooms along with the requisite nos. of Power Points should be made.

Comment: Power points for window and split A.C. are already provided.

Point (iv) To maintain the marginal gap between the floors of toilet & bathrooms.

Comment: The marginal gap between the wet and dry area of the toilets will be provided.

Point (v) To make the provision of a wall- mounted urinal pot in the common toilet.

Comment: Not agreed to as no such type of urinal pot is provided in a residential unit.

Point (vi) The members of the PMC should be apprised of the progress of project on regular basis and convene the PMC meeting on quarterly basis.

Comment: The progress of project is being uploaded by-monthly on CGEWHO's web site. The PMC meeting as per the decision of the Governing Council of CGEWHO is to be held within six months.

Point (vii) The PMC should be informed about the members, who are defaulters and what action will be taken by the CGEWHO against those defaulters?

Comment: The list of the defaulters is shared in this meeting. Action as per CGEWHO rules are regularly taken.

Point (viii) Is CGEWHO planning to lease out or rent out the commercial space of the Gr. Noida Housing Project? If so, how much amount likely to be raised by this and how much benefit will be transferred to the each member?

Comment: The commercial property will be disposed off as per the Scheme Brochure {Salient Features 3 (h)}.

Point (ix) Technical Brochure of the Gr. Noida project shows a significant reduction in the carpet area of all types of dwelling units as compared to the original floor plan shown in the brochure. This needs to be clarified.

Comment: It was informed that with regard to carpet area (as defined by the RERA), there is no change in the areas of rooms, toilets, kitchen except a change in the area of entrance foyer as compared to Technical Brochure viz-a-viz scheme brochure. However, the area of balcony have been increased in Technical Brochure viz-a-viz the Scheme Brochure. The basic measurements are on Metric system as adopted in the plans approved by the statutory authority and the measurements in FPS is only for indicative purpose.

Point (x) PMC to decide whether the provision of Indian toilet or Western toilet to be made in Type 'A' flats.

Comment: It was agreed to provide Indian toilet as provided in the sample flat of Type 'A'.

Point (xi) Share the Bar Chart of the entire project with the PMC Members so that they could also monitor the progress of the project.

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Comment: The Bar Chart have already been shared with the PMC Members and will be updated according to the progress of the project. The Bar Chart giving the actual progress will be provided.

Point (xii) Quality of bricks should be maintained.

Comment: CGEWHO is maintaining the quality check of all materials. The sub- standard materials are rejected and are not used in the work.

Point (xiii) Install Stainless Steel gate at the entry of each Dwelling Unit.

Comment: The Stainless Steel gate will call for extra cost. It was informed that sufficient security system has already been planned in the whole complex. In case Stainless Steel gate is to be fixed in the entrance, it will have an additional cost implication, which will be almost double to the present cost envisaged for the entrance gate.

Point (xiv) The reply of the CGEWHO for the DG backup to the dwelling unit.

Comment: The tentative power back up to each flat will be as per the details below:

- A - 2 KW
- B - 2.5 KW
- C - 3 KW
- D - 3.5 KW

The actual back up will be intimated when we finalise the external electrification works.

Point (xv) Regarding the mail sent by the CGEWHO to the allottees of the Gr. Noida Project for the 3rd installment and the mile stone achieved.

Comment: The miles stone achieved have already been provided in the monthly progress report. However, the financial progress is being updated with the PMC.

3. The CEO explained that the CGEWHO is contemplating to construct the villas in the land reserved for future expansion and also in the land which is available due to non-construction of six (06) blocks of D Type DUs (as they were not subscribed). The tentative plan will be shared with the beneficiaries. The PMC was in agreement with the proposal, unanimously.

Gagan
11/5/18