

HEARTY WELCOME TO ALL THE  
MEMBERS ATTENDING THE  
SEVENTH GENERAL BODY  
MEETING OF JINFOA.

VENUE: 6<sup>TH</sup> BLOCK CAR PARK

DATE: 29.07.2018.

TIME: 10.00 A.M.

## **SEVENTH ANNUAL GENERAL BODY MEETING OF JNFOA-AGENDA.**

1. APPROVAL OF AUDITED ACCOUNTS FOR THE FINANCIAL YEAR ENDING 31.03.2018.
2. RE-APPOINTMENT OF AUDITORS M/s.SRINIVASAN & GAYATHRI FOR 2018-2019 & FIXING UP THEIR REMUNERATION.
3. STATUS OF BUILDING RENOVATION WORKS.
4. STATUS OF LITIGATION AGAINST M/s.JAIN HOUSING.
5. DEVELOPMENTAL WORKS UNDERTAKEN SINCE LAST GENERAL BODY MEETING.
6. PROPOSED DEVELOPMENTAL WORKS AT JAINS NAKSHATRA.

### **3.STATUS OF BUILDING RENOVATION WORKS**

Renovation contract was awarded to M/s.UNITECH INFRA SOLUTIONS, KOLATHUR for Rs.156.00 lakhs plus applicable GST according to the resolution passed in the sixth Annual General Body Meeting of JNFOA held on 29.10.2017.

Work order agreement was executed with M/s.Unitech Infra Solutions on 18<sup>th</sup> November 2017.

## 3.STATUS OF BUILDING RENOVATION WORKS.

### SALIENT FEATURES

- Renovation and painting works on the common area of. the entire apartments on the external side, club house, car parking area, compound wall including all corridors, lift room, staircase head room, overhead tank (inner and outer) parapet walls in open terrace, weather proofing at terrace, plumbing works to arrest seepages and leakages in common areas
- All the works (civil rectification/plumbing/painting/water proofing of Overhead tanks and weather proofing of terrace floors of all the blocks to be completed within 8 months from the date of commencement of works.

### 3.STATUS OF BUILDING RENOVATION WORKS

- Warranty period is 5 years.
- Rate per block is Rs.9,75,000/-
- Payment schedule:

Prior to commencement of work: 15%.

After completion of each block : 75%

After completion of all blocks : 7.5%

After completion of 2 years

from the date of completion of

works (maintenance period) : 2.5%

### **3. STATUS OF BUILDING RENOVATION WORKS.**

- **Overhead tank bye passing:**

Separate sintex tanks with 5000 litres capacity (2 Nos.) to be installed temporarily to cater to the water needs of the residents during the course of the implementation of the project.

Connecting the outlet which is existing in the balcony area and A.C unit drain pipe with UPVC pipe.

### **3.STATUS OF BUILDING RENOVATION WORKS. CHANGES INCORPORATED IN THE RENOVATION PROJECT**

- Additional payment for civil works-  
Rs.60,000/- per block
- Additional payment for plumbing works-  
Rs.35,000/- per block.
- Additional payment for structural  
strengthening works in block 3 –Rs.50,000/-
- Additional payment for structural  
strengthening works in block 1-Rs.65,000/-

### **3.STATUS OF BUILDING RENOVATION WORKS. PRESENT STATUS**

- Out of 16 blocks, 6 blocks completed, 2 blocks are in progress. Remaining 8 blocks to be taken up.
- Original schedule – 8 months from the date of commencement ie.20.12.2017 to 19.8.2018
- Likely to be extended till 31.01.2019

## 4.STATUS OF LITIGATION AGAINST JAIN HOUSING

- Advocate Commissioner was appointed to inspect Jains Nakshatra flats vide order dated 27.7.2017.
- Advocate Commissioner visited the apartment on 26.9.2017. Defendant and his counsel were not present during the visit. In the absence of the defendant and his counsel inspection could not be carried out.

## 4.STATUS OF LITIGATION AGAINST JAIN HOUSING

- Advocate Commissioner again visited Jains Nakshatra apartment on 16.12.2017. Both the counsels were present during this visit. There was disagreement concerning the scope of the inspection between the counsels. Advocate Commissioner had concluded that he would approach the judge for resolving the issue. Hence inspection could not be completed.

## 4.STATUS OF LITIGATION AGAINST JAIN HOUSING

- The High Court had ordered that Advocate Commissioner shall complete the inspection and submit his report on the status before 26.3.2018. But due to preoccupation with other works, the Advocate Commissioner was unable to complete the work within the stipulated date.
- Our counsel has decided to issue a notice to the Advocate Commissioner to expedite the process.

## 5A..DEVELOPMENTAL WORKS UNDERTAKEN SINCE LAST GENERAL BODY MEETING

- Completion of building renovation project for 6 blocks.
- Relaying of FRB sheets in the terrace floor of blocks 4,6,7 & 8.
- Replacement of mesh on top of aeration tanks in the three water treatment plants.
- Replacement of damaged mesh in STP.(AMC increased to 5%)
- Renewal of AMC for lifts (Rs.1000/- plus GST per lift increased).
- Construction of a new well to augment water supply between blocks 3 and 4.
- Pilot project for segregation of bio degradable waste behind STP.

## **5A.DEVELOPMENTAL WORKS UNDERTAKEN SINCE LAST GENERAL BODY MEETING.**

- Replacement of paver blocks in driveway.
- Minor renovation works of damaged manholes along the driveway.
- Replacement of damaged tiles in the swimming pool.

## **5B.OTHER DEVELOPMENTS SINCE LAST GENERAL BODY MEETING.**

- Facility management services personnel were given a nominal increase of 5% on the existing salaries from 1.4.18.
- Change of security agency for Jains Nakshatra.
- M/s.Jayam security services have been appointed in the place of M/s.Libileka security services with increase of Rs.500/- per security/ASO.
- Possession of unclaimed flat in block 1 handed over to M/s.Jains Housing on their request.
- A new landline telephone connection (044-48636367) installed at JNFOA office for handling calls from residents.

## 6. PROPOSED WORKS TO BE UNDERTAKEN

- Airtel is installing cables within campus for better connectivity. Vantage points within our campus such as in gate security, out gate security, JNFOA office (6<sup>th</sup> block), maintenance office (5<sup>th</sup> block), 9<sup>th</sup> block junction, 13<sup>th</sup> block junction, gymnasium, pharmacy, provisional store, saloon, canteen, swimming pool are proposed to interconnected free of cost.

## 6. PROPOSED WORKS TO BE UNDERTAKEN

- LED name boards for block nos. are proposed to be installed in the garden side for all the newly renovated blocks.
- FRB sheets to be laid in the terrace floor of blocks 3 & 5.

## **REQUEST TO MEMBERS**

- **ARRESTING THE SOURCES OF SEEPAGES/ LEAKAGES WITHIN THE HOUSING UNITS IS THE RESPONSIBILITY OF THE OWNERS.**
- **RENOVATION CONTRACTOR HAS NO SCOPE TO ARREST THE INTERNAL SOURCE OF LEAKAGES/SEEPAGES.**
- **SOONER THE SOURCES OF SEEPAGES/LEAKAGES ARE ARRESTED THE BETTER FOR THE STRUCTURAL STABILITY OF THE BUILDING.**
- **REQUEST THE INDIVIDUAL FLAT OWNERS TO TAKE NECESSARY STEPS TO INITIATE ACTION TO ARREST THE LEAKAGES.**

THANK YOU

## **DETAILS OF ADDITIONAL PLUMBING WORKS**

- **LAYING OF 2 INCH PIPES IN ALL THE BALCONIES.**
- **LAYING OF 2 INCH ADDITIONAL BALCONY PIPE LINES AT PROJECTED BALCONIES & CENTER OTS ON ALL THE FOUR SIDES OF THE BUILDING.**

## DETAILS OF ADDITIONAL CIVIL WORKS

- REMOVAL OF EXTRA PLASTERING MATERIALS LAID ON THE OTS ON ALL THE FOUR SIDES OF THE BUILDING.
- WATERPROOFING TREATMENT ON THE BASE AND LAYING OF WATERPROOFING CHIPS CONCRETE UPTO 3 TO 4 INCHES & LEVELLING THE SAME WITH THE WATERPROOF AGENT.
- REPAIRING THE HEAVY WORN OUT CONCRETE AT BEAM, COLUMNS USING A WATER PROOF MATERIALS AND PLASTERING THE SAME ON EIGHT POINTS OF THE BUILDING.

# STRUCTURAL WORKS IN BLOCK NO.3

## SCOPE OF WORK FOR CHEMICAL TREATMENT

(Approx.25 to 30 sq.ft.)

- Removal of all the rust particles using hand tool from the affected area (beam and column)
- Application of Zinc primer coating (1+1 coats) on all the affected area in the 6 hour interval. Allow it to dry for some time & apply a chemical bond epoxy based chemical to penetrate the affected area including the rods.
- Using the solvent based chemical bond on top of the treatment given as a transparent coating. Allow it to dry for 6 hours.
- Using the natural chemical bond grouting mixture plaster the entire surface.

# STRUCTURAL WORKS IN BLOCK NO.1

## SCOPE OF WORK FOR CHEMICAL TREATMENT

(Approx.50 to 60 sq.ft.)

- Removal of all the rust particles using hand tool from the affected area (beam and column)
- Application of Zinc primer coating (1+1 coats) on all the affected area in the 6 hour interval. Allow it to dry for some time & apply a chemical bond epoxy based chemical to penetrate the affected area including the rods.
- Using the solvent based chemical bond on top of the treatment given as a transparent coating. Allow it to dry for 6 hours.
- Using the natural chemical bond grouting mixture plaster the entire surface.

# STRUCTURAL WORKS IN BLOCK NO.1

## SCOPE OF WORK FOR WATER PROOFING TREATMENT AND PLASTERING

(Approx.200 sq.ft.)

- Removal of all the loosen plastering in the terrace area using hand tool.
- Washing the entire area using jet wash and making it dry.
- Applying the water proofing compound with cement 1:5 ratio and apply as a primer coat and dry it for 3 hours.
- Applying a second coat in the same ratio followed in the primer.
- Make a cement plastering screed up to the existing floor level.

## **PROPOSAL TO INCREASE MAINTENANCE CHARGES FOR RESIDENTS**

- **MAINTENANCE CHARGES FOR 2 BED ROOM APARTMENT: Rs.2600/- per month.**
- **MAINTENANCE CHARGES FOR 3 BED ROOM APARTMENT: Rs.2900/- per month.**