

WEB UPDATE
AFNHB MYSORE PROJECT
WKS/003/25 DATED 24 Jan 25

**MISQUOTED/ INCORRECT STATEMENT IN MINUTES OF MEETING OF SPECIAL
GENERAL BODY MEETING HELD ON 11 JAN 25 BY BoM MYSORE.**

1. Cdr BP Singh (Retd), President of BoM Mysore, forwarded a request on 10 Jan 25 to AFNHB for making administrative arrangement for approx 35 members to conduct a Special General Body Meeting (SGBM) and the expenditures was to be billed to MMC account. Based on the request by Cdr BP Singh (Retd) to HQ AFNHB, PD was directed to make necessary arrangements for the SGBM and update allottees on the status of pending work and fire NOC.
2. The SGBM was conducted to elect the new members of the BoM, and primarily address the internal issues of the BoM; PD Mysore had no role to play in this SGBM. However, on the request of President BOM, the Project Director was requested to attend the SGBM. During the BoM there was uproar amongst the allottees present in the meeting and the Project Director was requested to leave the meeting. Subsequently, the Project Director was called back by the BoM president to brief the allottees on the status of pending works and fire NOC. The Project Director carried out the detailed briefing on the subject. Few of the members were not willing to listen to the PD as there was lot of noise and internal strife among the allottees which was uncontrollable.
3. Consequently, the Minutes of Meeting (MOM) for the SGBM were issued by Capt KG Yuvaraja (Retd) on 13 Jan 25. In these MOM, the statement mentioned in Para 10 of the SGBM is factually incorrect and is to misinform the allottee for reason known to Capt Yuvaraja (Retd). It has been verified from the PD that, no such incorrect inputs were given by the Project Director in the meeting. The selective choice of words has been stated by Capt Yuvaraja (Retd) to distort facts and mislead allottees with aim of damaging the reputation of the Project Director and HQ AFNHB. The exact brief given by the PD, Mysore is attached.
4. It is hereby clarified to all allottees that the progress updates and ground realities regarding the project will be regularly updated by HQ AFNHB on the official website for your information. Please rely only on these verified updates for factual project details.

SHORT BRIEF OF MYSORE PROJECT

PROJECT STATUS.

- (a) 177DUs out of 208 DUs are handed over to allottees.
- (b) **Water Treatment Plant.** The water treatment plant is completed and a joint inspection was carried out along with BoM members. The observations noted by the BoM for WTP during the joint inspection have been addressed by the contractor. However, the final inspection is pending and the system is functioning fully satisfactory.
- (c) **Sewage Treatment Plant (STP).** STP has been jointly inspected by the AFNHB site team, Reps from M/s MGB and BoM on 24 Nov 24. The Project Office will provide all necessary documents through the contractor for verification. Currently, the STP is not functional due to insufficient sludge load reason being that, the occupancy in the project is very low to create the sufficient sludge. A minimum of 30-40% sludge load is required for the STP to function effectively. If the BoM is willing to proceed with the trial run with available sludge load and subject to take over the system, AFNHB will instruct the contractor to make the necessary arrangements for the same. BoM may intimate a suitable date when the sludge can be shifted in the STP tanks.
- (d) **Sports Area.** The sports area comprising of one Tennis court, two badminton courts and one half basket ball courts were completed in Sep 24 for handing over. A joint inspection by AFNHB, contractor and rep of BoM technical members was carried out on 25 Sep 24. The sports courts at the site have been fully constructed and are ready for handover. Accordingly, PD has requested the association to take over the sports courts at the earliest so as to commence the warranty period of 03 years offered by the sports company.
- (e) **Amphitheatre.** The contractor has completed the Amphitheatre with ancillary works. If any observations can be taken up during the final handing over stage.
- (f) **Landscaping Works.** The landscaping works in the pending areas are currently in progress and will be completed by the contractor. It is the responsibility of AFNHB to ensure that, all the work is to be completed as per the provisions of the contract agreement between AFNHB and the contractor including paver works at various locations such as main gate parking area, second gate area, corner area of B1 tower, A1A front boundary wall area and sports area is in progress. Also landscaping work in sports area, rectification works in flats and other areas pending works also in progress and the same will be completed by the contractor.
- (g) **Fire fighting.** The fire fighting inspection by the Regional Fire Officer (RFO) from Mysore was conducted on 04 Dec 24 to facilitate the issuance of a revised Fire NOC for the project. The inspection was organized by the consultant previously engaged by AFNHB. Despite repeated follow-ups with the consultant, no updates or progress on the issuance of the revised Fire NOC have been provided to HQ AFNHB or the Project Office.

The consultant's services have now been terminated on 10 Jan 25 by AFNHB, the responsibility for obtaining all pending NOCs and clearances, including the revised Fire NOC, will be undertaken jointly by HQ AFNHB and the Project Office. Necessary liaison efforts will be initiated promptly to ensure the required clearances are secured without further delays.

(h) **Electrical Connection.** Estimate of Chamundeshwari electricity supply corporation limited (CESC) vide letter no CE(E)/SE(E)/A.E.E-1/2024-25/5378-81 dated 23.12.2024 of CEE, O&M zone, CESC Mysore for carrying out the work of 11Kv line for 1900 KVA power consumption to the HT plant of the group housing complex which includes an amount for DCW Rs 15,67,953/- and difference amount of initial security deposit of Rs 8,36,000/-.

Estimate of Karnataka Power Transmission Corporation Limited (KPTCL) vide letter no KPTCL/T(W&M)/MYS/SEE/EEE/(O)/AE-3/24-25/5072-73 dated 30.12.24 of Superintending Engineer Transmission (W&M) Circle Mysore. which was prepared by EEE TL&SS Hootagally for an amount of Rs 35,51,056.00/- under DCW and forwarded from the office of Superintending Engineer for providing 01 no dedicated 11 kV SWG (MCVCB) at upcoming 66/11kV RT Nagara S/s on DCW basis.

As per the demanded letters of KPTCL and CESC AFNHB has already deposited the requisite amount to the concerned department. Further follow up will be carried out by PD office and HQ AFNHB.

(i) **MMC.** On 30 April 24 meeting was held between B1 Tower and AFNHB team at Mysore site and it was agreed that maintenance amount is to be collected to maintain the society as the project is nearing completion. Accordingly the BOM members requested AFNHB to maintain the society premises by collection of MMC charges from all allottees as fixed by the BoM. The entire process was amicability agreed by BOM members and AFNHB team and accordingly the security, electricity, Housekeeping and other maintenance of various areas etc is being carried out by the Project Director.

BoM is advised to return the said amount of Rs 4.50 lakh to AFNHB Mysore Project account and the cash amount is to be handed over to Project Director Mysore, AFNHB will hand over the MMC account on obtaining CC & OC and post registration of JVT Mysore.