



एयर फोर्स नेवल हाऊसिंग बोर्ड
AIR FORCE NAVAL HOUSING BOARD

एयर फोर्स स्टेशन रेस कोर्स, नई दिल्ली-110003
Air Force Station Race Course, New Delhi-110003

Tele No. : 23793462 / 3463 / 23792800 Fax : 23014942 Email : directorgeneral@afnhb.org, Website : www.afnhb.org

AFNHB/WKS/1602/VOL-XXV

21 Sep 17

Wg Cdr Shrikant Mishra (Retd)
President, JVTRWA

AFNHB DEHRADUN PH-II PROJECT

1. Reference is made to your email dated 13 Sep 17.
2. Para wise reply is appended :-
 - (a) **Para 2** Following facts are clarified:
 - (i) So far AFNHB has not offered any common services for handing over to society as these are not yet fully ready to be handed over to society.
 - (ii) Further, there are 807 DUs to be handed over. AFNHB has resources to hand over not more than 8 to 10 flats in a day. Therefore, it will take more than 100 days for DUs to be handed over to allottees.
 - (iii) Also, handing over of common assets has no direct link with taking over of DUs by individual allottees as allottees will require at least one to two months to make the DU livable. Therefore, by the time DUs will be actually livable, the common assets and services will be in place.
 - (iv) In similar way, handing over of common assets will be done in phased manner. For example, the lifts will be handed over along with the towers in which DUs are being handed over, so that the allottees can use lifts once they are taken over.

(v) It may please be noted that taking over of assets and common areas like DG sets and lifts etc does not mean that immediately after taking over the responsibility of operations and manning gets transferred to society. The lifts, Electric supply system, DG sets, water supply pump, STP, storm water, will continue to be maintained and operated by the respective agency till recording of virtual completion. Even after recording of virtual completion manning, watch and ward, and running of Water supply pumps, STP, storm water, common area maintenance will continue to be the responsibility of the contractor for a period of six months from the date of recording of virtual completion. Lifts will be manned and operated by the OEM for 2 years after recording of Virtual completion. AMC for third year for lifts only after DLP is being finalized by AFNHB. AFNHB will finalize M & O in respect of DG sets and Electric Supply system for a period of one year, after recording of Virtual Completion. Thus practically society has no direct responsibility till recording of Virtual completion and M & O period. Consumable not covered in M & O or AMC or DLP however will be paid by the society.

(b) **Para 2(a) Water Line:-** AFNHB is fully aware and live to the problem of water supply leakages. It is for this reason only; water supply system has not been handed over to Society. It is assured that water supply system will be fully tested and will be offered for handing over only after full satisfaction. Water has been filled on over head tanks for testing in the DUs being offered for taking over.

(c) **Para 2(b) Electric Supply:-** It is assured that electric supply system will be offered for society only after it is fully tested and proven functional and safe.

(d) **Para 2(c) Fire Services** Fire services testing is being done State Fire Department. The same is also being video recorded. These assets will be offered for taking over by society only after getting NOC from fire department.

(e) **Para 2(d)STP** STP is being tested by Pollution Control Board. The same is also being video recorded. STP will be offered for taking over by society only after getting NOC from fire department. Manning an operation of STP will be done by the contractor for a period of six months. If society so desires, AFNHB can enter into contract for AMC for one year after expiry of six months manning by the contractor.

(f) Para 2(e) Lifts Lifts are being made ready along with towers being offered first and then other towers. Lifts will be made available to facilitate handing over of DUs. However to ensure to safety of the lifts, the lifts will have to be switch off till taken over by the society

(g) Para 2(f) Noted, arboriculture will be made to the best possible manner as per CA. Suggestions by the President have been forwarded to Architect for advise. Arboriculture will be maintained by contractor for a period of 3 months after recording of Virtual Completion. If society so desires, AFNHB can enter into contract for AMC for one year after expiry of three months manning by the contractor.

3. AFNHB is willing to clarify if there are any more issues to be resolved.



(N K Mehta)
Gp Capt
General Manager (Works)
For Director General

Copy to :-

Project Director
AFNHB Dehradun Ph-II