

WEB UPDATE : MYSORE PROJECT

1. Reference web update on Mysore Project.
2. AFNHB has received a number of emails from allottees, post promulgation of scheduled date for draw of lots. AFNHB would like to assure all our valued allottees that all efforts are in hand to complete the Project on time. Despite the severe restrictions imposed due to Covid-19 second wave across the country, we are leaving no stone unturned to ensure that work at site is least interrupted. The various points raised by the allottees are being responded through this web update. We request each allottee to go through it and convey to all others.

<u>SL No</u>	<u>Observations</u>	<u>Remarks by AFNHB</u>
1	<u>KVA Rating of Substation Transformer.</u> As per design and planning, Phase 1 Substation shall have 1900KVA Transformer and accordingly, required incoming cabling is required to be undertaken from Local Electricity Service Provider (CHESCOM). Phase 1 Substation to be installed with required in-coming feeders and out-going feeders with essential instrumentation catering to 1900KVA. However, during the interaction meeting, DG Sir, mentioned about 1500 KVA is being provided from some alternate source. This is not clear, why are we accepting 1500KVA, when the requirement is 1900KVA? Further, Electrical Substation and External Cabling is considered as one time activity and cannot be changed/ replaced on a regular basis. Accordingly, suitable design margin and growth margin to be considered while approving Incoming feeder capacity, associated cabling, Transformer KVA rating and associated substation electrical equipment & instrumentation. There should not be any compromise on the electrical requirement, as overall demand is likely to increase and definitely not reduce in the Complex.	As per CA, contracted load is 1900 KVA which is to come from RT Nagar with a distance of 11 Kms. This supply line is not ready and will take few years to get operationalized and is beyond our control. AFNHB therefore have made arrangements to get supply from Devagalli village for 1500 KVA which is considered sufficient to meet society's load at this stage.
2	<u>Prorata Share of Work with AFNHB and Builder.</u> Prorata share of Common facilities and EDC for handing over of common facilities be considered while deciding on 'Draw of lots'. This is very important because Builder would like to commence/ complete his share of work only after selling his part of DU's.	Allottees have an apprehension that AFNHB is creating common facilities with their expenses and sharing it with contractor and contractor is likely to benefit in future for his phase. It is clarified that as per agreement with M/s GJS, the

		expenditure for development of common facilities are being shared by AFNHB and M/s GJS in the ratio of 52.68% and 47.32% respectively. These common facilities are for entire project and being followed up for completion with timeline of first phase. Further EDC for handing over of common facilities will start by 31 Jul 21 subject to COVID-19 restrictions.
3	<u>AFNHB Land not fenced/ developed.</u> A parcel of AFNHB Land opposite the present covered compound is not fenced and not developed. It is requested that the same be fenced and protected to avoid unauthorised use/ occupation by others.	It may be appreciated that certain percentage of land in each project has to be left vacant for development by local authority i.e. MUDA. Out of total 13 acres of project land, 3.271 acres (Civic Amenities- 1.265 acres + Parks- 1.875 acres + Roads- 0.589 acres) has been transferred to MUDA for development of Civic Amenities as per relevant rules. This area cannot be fenced as per the existing guidelines of state of Karnataka. However, 9.271 acres of land comprising towers & amenities have been fenced.
4	<u>Status of GoK approval for splitting of AFNHB Project, into two phases.</u>	Approval for splitting of Project in two phases has been obtained for Karnataka Govt on 07 Nov 19.
5	What is the agreement between AFNHB and M/s GJS regarding sharing of common facilities viz club house, swimming pool, STP, tennis, basketball and badminton court? Are the occupants of Phase 2 liable for payment of maintenance?	It is clarified that as per agreement with M/s GJS, the expenditure for development of common facilities are shared by AFNHB and M/s GJS in the ratio of 52.68% and 47.32% respectively. Further payment of maintenance will be borne equally by all allottees of Phase- I & II as per the society rules.
6	Will allottees from Phase 2 will be part of Resident Welfare Association formed by Phase 1?	Yes, there will be one society.
7	Water Supply works from Kabini Reservoir/ Local Water Board / Nearest MUDA overhead tank to AFNHB site.	As per CA, 03 tube well's has been provided and the same will be use for DUs through overhead tanks. In addition, MUDA has been approached for providing water supply from MUDA resources. This may take some time.

8	AFNHB Mysore Sewage Line termination to MUDA STP main line.	It is not possible to terminate the STP line in to the main line because AFNHB Mysore project is about 15 km away from Mysore city.
9	Commissioning of RO plants.	As per CA, water treatment plant is included in contract and will be completed by 31 Jul 21 subject to COVID-19 restrictions.
10	Commissioning of STP.	The STP civil work has completed. Further testing, commissioning & NOC of STP will be completed by 31 Jul 21 subject to COVID-19 restrictions.
11	Commissioning of Fire Hydrants and Fire Fighting System and applicable NOC from Local Authority.	The internal & external fire piping work has been completed. However testing, commissioning & NOC of fire will be completed by 31 Jul 21 subject to COVID-19 restrictions.
12	Commissioning of Lifts and applicable NOC from Local Authority.	Material of all 12 lifts of M/s Kone make has arrived at site. Two lifts are been already installed at site, the balance lifts work is in progress and installation, commissioning & NOC of lifts are likely to be completed by 31 Jul 21 subject to COVID – 19 restrictions.
13	Commissioning of Community Hall/ Club House with sports/ swimming pool/ recreation facilities.	The commissioning of Community Hall/ Club House with sports/swimming pool/recreation facilities are likely to be completed by 31 Jul 21 subject to COVID – 19 restrictions.
14	Commissioning of Power Backup/ Standby Generator.	05 Generator of various capacity as per CA have been procured and are at site. Same will be will be commissioning by 31 Jul 21 subject to COVID-19 restrictions.
15	Completion of Phase 1 with all allied services.	All efforts are in place to complete the phase-I in all respect by 31 Jul 21 subject to COVID- 19 restrictions.