

Updates in Black was discussed on 28th March, when Management Committee members met at CMV for Part 1 Handover

Updates in Blue was provided by concorde group on 20 May 2023

Discussion Minutes:

1. Boundary walls - 95% complete. Around 12 places of 28 open areas, the neighbouring owners would not allow it to close. A discussion with the respective owners to be planned after the Concorde Liaison team provides concrete information of the issue. Some of the Boundary walls are waiting for STP to complete as those places require retaining walls, draining of water etc. to be completed and the remaining would be closed with gates. A date will be provided along with the MOM by Concorde. Mid July we must get the visibility of how many gates can be put, how many walls can be completed or how many will be left open.- shall be started once your security are placed. please let us know the date
2. Back Gate Security Cabin to complete within 45 days by mid May.
- Shall start by mid may'23, complete by June'23 end
3. Requested Concorde to hand over the 5 rooms beside the Office and the current Restroom that can be used by owners. Concorde to build one more Restroom adjacent to these 5 rooms so that workers can use.- Mid May - Shall be completed on time
4. Road signage Painting - By April (as per Ramesh did not discuss with Concorde) - it was not discussed, will try to complete by July'23
5. STP and electricity completion targets were requested to be provided along with MOM by the Concorde. There were issues which had to be addressed - STP completion is in phase 3 - wip, Electricity works, though it is in ph3, has resumed as discussed during the meeting the firm completion date may not possible to give since the work is done by govt agency. Conductering work will be started in coming week, followed by transformer work. Street lights shall be fixed parallely
6. Capacity of OHT, STP to be provided along with assumptions/calculations done per plot/ members taken to arrive at the value along with MOM. – Details provided in the last sheet
7. Concorde to confirm what support can the owners expect from Concorde for the first few houses agreeing to build? – Before construction, soak pit has to be provided by your contractor
8. Currently 6000 Rs. per month is the Electricity rental amount paid to the Government for 15KVA power consumption (usage is less, this is the min rent) used for 4 motors and main road street lights. – Shall be paid

by Concorde till our present works are completed. Further shall be paid by association.

9. Association to socialise with Panchayat and discuss if the Govt will maintain the street lights when tax payment starts from the layout. We made them aware that owners have already started paying taxes. – **Noted**
10. Concorde has requested the association to take over the monthly electricity charges that Concorde has been paying (~6000 INR per month). Association has declined unless agreed for handover. We can discuss the next handover tentatively in July. We aren't ready yet, unless we understand the full design / assets and plan. it will be taken up at the right time in the subsequent handover. – **replied in pt. no. 8**
11. People constructing should provision for septic tank (11ft by 4 ft) and water storage as fallback. (1000 litre in the sump and 1000 litres min overhead) - **ok**
12. Questions answered for water testing ([Reference email to Concorde here](#))
 - a. Owners get their own plumbers to get the tap fixed at the plot end.
 - b. One Control valve caters to one road. If there are 76 roads there must be 76 control valves at least. - **shall be provided**
 - c. Before making water operational MC suggested we do testing on all 75 areas and random plots to confirm water reachability to the farthest points. As the numbers are huge, it needs to be planned in phases. Concorde to provide diagram and asset information of motors, borewell, pumps OHT and valves to plan end to end testing. Current understanding is while chambers for valves are built, the control valves are not positioned. Concorde to come back with the timelines when we are ready to test.- **Chamber valve fixing has started and shall be completed by July'23 end**
 - d. If control valves are not there, before testing, the pipes may burst. Also plots on a higher land area may not get water, or pipes inside the lower land area may burst. So this needs to be carefully planned. - **valves shall be provided, as mentioned above**
 - e. In a particular road, if one house has a breakage of a pipeline, it must be repaired before other houses can get the water. This is a dependency in each valve road that it manages. Operational guidelines need to be in place for such maintenance.- **Valves will serve the purpose**

- f. One motor is used to pull water from the borewell and another pump from borewell to the sump. Pumps for borewell are shared. Concorde to share the diag and complete asset details. - [shall be provided during handover of OHT works](#)
 - g. Hardly 2 electrical units required to operate the pumps. It can be estimated that it will take 2 units per time it is run. Estimated cost is 500 rs per month. However it is currently well within the minimal monthly rental of 6 K for 15 KVA
 - h. When taps are being put in the individual plots, individual owners should secure their plot either by proper Fencing and also by a cement chamber and iron tap. This may cost around 7.5 K which the respective owners need to bear and may engage their own vendor to install. Ramesh the Site POC can also facilitate. if the numbers are more, the cost may reduce as per Ramesh.
- [Ramesh can only suggest vendors, without any accountability and nor he can supervise any work.](#)
 - i. Number of Borewells/ Pumps/ Layout/ Function and details to be handed over before planning for water testing. Also, to confirm how much water in each borewell. – [3 nos available with 1", 2.5" and 3" yield](#)
 - j. 13. Concorde to start developing the parks. Once they complete these can be taken over. Park1 and then Park 2 is being looked at for readiness and handover initially. – [Park 1 shall be handed over by June'23 end, park2 by Aug'23 end](#)
14. Concorde will build appropriate pits in the park / around the layout for rainwater harvesting in suitable areas. Also, requested to construct a Pit for gathering green waste for manure purposes. - [Rain water harvesting shall be done as per the compliance during layout plan approval](#)
15. Some roads requiring patch work are in progress. The Association will inspect and add more roads to handover in the next phase as deemed ready. Tentatively the next handover can be planned for July. - [ok](#)
16. Concorde was requested to join us for the next owners meeting
17. [First Phase Handover documents - attached](#)

Not discussed in the physical meeting, but as previously agreed, Concorde to start paying the maintenance. Sqft of the plots retained by Concorde is awaited. Association Bank details have been provided to Concorde to pay the Quarterly Maintenance for the unsold and Commercial Plots.

PROJECT - CONCORDE MISTVALLEY					
LOCATION	UNITS	NO OF HEADS PER PLOT	TOTAL NO OF HEADS	TOTAL WATER DEMAND PER HEAD	TOTAL WATER DEMAND PER DAY
PLOT	1442	4	5768	135	778,680
Total	1,442		5,768		778,680
UG SUMP + OHT -1		115000	250000	LTR	
UG SUMP + OHT -2		115000	250000	LTR	
		230000	500000	LTR	
TOTAL CAPACITY		730000		LTR	
STP CAPACITY		200000	LTR		
COLLECTION SUMP 1		50000	LTR		
COLLECTION SUMP 2		50000	LTR		
COLLECTION SUMP 3		100000	LTR		
TOTAL CAPACITY		400000	LTR		

PRESENT STP CAN TAKE CARE TILL 450 HOUSES ARE CONSTRUCTED AND OCCUPIED
THE SEWAGE BEING COLLECTED IN THE COLLECTION SUMP WILL BE PUMPED BACK TO EXISTING STP FOR TREATMENT

THE MAINTENANCE COST IS EXPECTED TO BE Rs.1,25,000/- PER MONTH FOR THE LOAD LESS THAN 450 HOUSES

POWER CONSUMPTION CHARGES APPROXIMATELY **RS 1800/-** PER DAY, PER MONTH
ARROUND **RS 54000/-**

IF STP ELECTROMECHANICAL INSTRUMENTS ARE NOT BEING USED FOR MORE THAN 3 TO 6 MONTHS, THEN THE PROBABILITY OF CHANGING THE ENTIRE MECHANICAL SYSTEM IS VERY HIGH.

NOTE: IF PANCHAYAT SEWER CONNECTION IS AVAILABLE THE ABOVE WILL NOT BE REQUIRED