

Housing grant disbursed to Housing Service Financial Year 2017-18:

During the financial year 2017-18 a total sum of Rs.2,56,56,232/- was disbursed to Housing Service for the following projects:-

i)	Human Scape-1.A.	Rs.1,56,91,793-00
ii)	Human Scape-1.B.	5,50,000-00
iii)	Youth Housing Project-X	30,34,364-00
iv)	Youth Housing project-Y	34,70,685-00
v)	Human Scape-1A-	28,94,890-00
vi)	Vibrance Housing.	<u>14,500-00</u>

Reflections on utilization of funds for Humanscape Project:

1. As per CPWD Works Manual for construction works costing between Rs.2 to 5 crores the charges for preparation of detailed estimate (BOQ) the charges are $\frac{1}{2}$ % while for works more that Rs.5 Croes the charges are only $\frac{1}{4}$ % of the total cost.

Since, the total cost of project is going to exceed more than 5 Crores and several buildings are repetitive in design, it would have been wise to adhere to the specified norms of service charges. Detailed study shall be conducted in this regard.

However, Dr.Kothandaraman, of Pondicherry Engineering College (PEC) has approved the charges for BOQ preparation as 1%.

2. Structural Design.

As per CPWD Works Manual for structural design the charges are 0.75% for the works between Rs.2 to 5 Crores. As per the statement received from Housing Service, the approved RA Bills were for Rs.4,35,02,503/- While total fee claimed and approved by Dr. Kothandaraman for the Human Scape Project, is Rs.3.45 lakhs, out

of which Rs.2/-lakhs was paid to AVDC for structural drawings and 1.45 lakhs was towards structural Engineering Fees.

However, the total expenditure on this account cannot exceed more than 0.75% of Rs.4,35,02,503/- which is equal to Rs.3,26,269/-. Thus there is excess payment of Rs.18,731/-.

It is important to verify the repetitive number of buildings because only 0.5% is to be charged towards the repetitions.

Since, the total cost of project is going to exceed more than 5 Crores and several buildings are repetitive in design, it would have been wise to adhere to the specified norms of service charges. Detailed study shall be conducted in this regard.

It is also important to check whether the service charges against the Architectural Design, Structural Design and preparation of Drawings and preparation of BOQ for same buildings are being charged for the financial year 2018-19 or not??

Before opening this topic we shall wait for the closure of accounts of the financial year ending March 2019 for a better clarity on this misappropriation.

W 05 0E 91

Dr. S. KOTHANDARAMAN, M.E., Ph.D., F.I.E.,

Professor of Civil Engineering
Pondicherry Engineering College
Pondicherry - 605 014.



To

Date: 23.04.2018

Ms. Suhasini Ayer,
Executive,
Auroville Design Consultants,
Auroshilpam,
Auroville - 605 101.

Sub: Completion Certificate of the Building Construction Project: Humanscapes Residential Project Phase 1A, Auroville.

Dear Madam,

This is to certify that the Building Construction Project "Humanscapes Residential Project Phase 1A, Auroville" has been visually inspected on **19.04.2018** and the technical details as provided in Annexure I has been verified in relation with the approved drawing of the project.

General details for the Project (as per the information given to me):

- 1. Name of the construction Project - HUMANSCAPES RESIDENTIAL PROJECT PHASE-IA
- 2. Purpose of the building construction - RESIDENTIAL UNITS
- 3. Estimated cost of the Project - Rs. 4, 80, 31,282/-
- 4. Actual cost of the Project - Rs. 4, 66, 31,077/-
- 5. Name & Address of the funding agency - AUROVILLE UNITY FUND - GOVT OF INDIA GRANT
- 6. Amount Financed/Funded - Rs.4, 63, 70, 540/-
- 7. Matching fund & other source - NONE
- 8. Name & Address of the Construction Project In-charge - AUROVILLE HOUSING SERVICES, AUROVILLE
- 9. Name & Address of the Architect/Engineer - Ms. Suhasini Ayer - AUROVILLE DESIGN CONSULTANTS, CSR, Auroshilpam, Auroville
- Structural Engineer - Dr. S. Kothandaraman, Professor, Pondicherry Engineering College, Pondicherry.
- 10. Name & Address of the constructor - AURO PRIYA CONSTRUCTIONS, AUROVILLE

As per the information given to me, the date of start of the project is **28.01.2017** and this building is handed over to the client on **13.01.2018**. I hereby declare that,

- (a) The information furnished in Annexure I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property inspected;
- (c) I have personally inspected the property on **19.04.2018**;
- (d) I have not been convicted of any offence and sentenced to a term of imprisonment; and
- (e) I have not been found guilty of misconduct in my professional capacity.

Date: 23.04.2018
Place: Puducherry

Dr S. KOTHANDARAMAN, M.E. Ph.D
PROFESSOR IN CIVIL ENGINEERING
PONDICHERRY ENGINEERING COLLEGE
PONDICHERRY 605014

Dr. S. KOTHANDARAMAN, M.E., Ph.D., F.I.E.,

Professor of Civil Engineering
Pondicherry Engineering College
Pondicherry - 605 014.




Annexure - I

Technical details:

1. No. of floors and height of each floor : Building-1 to 3 G+ 2 floors with floor to floor height of 3.20 m
Building-4 GF- 3.20 m
Building-5 GF-3.28 m
Parking shed- GF- 1.87/2.14m height.
2. Plinth area floor-wise (As per IS: 3861-1966) : Building-1 GF- 161.12 Sqm
FF- 165.10 Sqm
SF- 165.10 Sqm
Building-2 GF- 167.66 Sqm
FF- 169.56 Sqm
SF- 169.56 Sqm

Building-3 GF- 125.05 Sqm
FF- 125.70 Sqm
SF- 125.70 Sqm
Building-4 GF- 96.59 Sqm
Building-5 (MPH) GF-167.56 Sqm.
Parking shed- GF- 114.91 Sqm
3. Year of construction : 2016 - 2018
4. Estimated future life : 75 Years, if maintained well
5. Types of construction -load bearing walls/
RCC frame/Steel frame : RCC framed Structure
6. Type of foundations : Isolated footing
7. Walls:
 - (a) Basement and plinth : RCC plinth beam and brick walls
 - (b) Ground Floor : Combination of Cuddapah stone wall, Brick wall & Poured Earth Concrete wall
 - (c) Superstructure above sill level : Combination of Cuddapah stone wall, Brick wall & Poured Earth Concrete wall
8. Partitions : Half brick work


Dr. S. KOTHANDARAMAN, M.E. Ph.D.
PROFESSOR IN CIVIL ENGINEERING
PONDICHERY ENGINEERING COLLEGE
PONDICHERY 605 014 Cell : 9443468876

...2/-



9. Doors and windows (Floor wise):

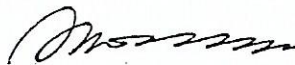
- (a) Ground floor : For Building 1 to 5 – Old Kaliyamaridhu wood frames for doors , Windows and Ventilators , MS door shutters with safety grills, mosquito proof SS mesh and glass, Flush door shutters for rooms & Toilets, Louvered glass ventilators, For parking shed- MS sheet door , Grill with welded mesh ventilators.
- (b) First floor : For Building 1 to 3 – same as in GF.
- (c) Second floor : For Building 1 to 3 – same as in GF.

10. Flooring (Floor wise)

- (a) Ground floor : Rough & Polished Tandoor stone flooring, IPS flooring with polished Cuddapah stone as border, Rough /polished Cuddapah stone flooring at Toilets
- (b) First floor : For Building 1 to 3 – same as in GF.
- (c) Second floor : For Building 1 to 3 – same as in GF.

11. Finishing (Floor wise)

- (a) Ground floor : For Building 1 to 5 - Ceiling – Exposed RCC natural finish, Brick vault with pointing
- Interior walls – Exposed RCC natural finish, Natural finish of Poured Earth concrete walls, Cement plastered walls finished with Apex paint and IPS dadoing at Toilet & room walls.
- Exterior walls – Exposed RCC natural finish, Natural finish of Poured Earth concrete walls, Pointing on Cuddapah stone strip.
- Doors & windows- Natural wood polishing, MRF paint for flush door shutters, Cupboard shutters and steel work.
- (b) First floor : For Building 1 to 3 – same as in GF.
- (c) Second floor : For Building 1 to 3 – same as in GF.


Dr. S. KOTHANDARAMAN, M.E. Ph.D.
PROFESSOR IN CIVIL ENGINEERING
PONDICHERY ENGINEERING COLLEGE
PONDICHERY - 605 014

...3/-

Dr. S. KOTHANDARAMAN, M.E., Ph.D., F.I.E.,

Professor of Civil Engineering
Pondicherry Engineering College
Pondicherry - 605 014.



:3:

12. Roofing and terracing:

For Building 1 to 3 - RCC flat Roof slab and curved Brick vault roofing and RCC roofing. Terracing finished with Ceramic tile flooring over Aerocon blocks, screed concrete with Chicken mesh.

For Building 4 - RCC flat Roof slab

For Building 5 - RCC sloped Roof slab and Terracing finished with Ceramic tile flooring over Aerocon blocks, screed concrete with Chicken mesh, Poly carbonate sheet roofing over MS tubular frames at sit out.

For Parking shed - Curved GI sheet roofing over MS tubular truss with Aluminum sheet gutters.

13. Special architectural or decorative features, if any

- a) Brick vault roofing, Cuddapah stone strip wall, Poured Earth Concrete walls, Folded type staircase.
- b) Sloped roofing for air ventilation.
- c) Rain water harvesting system cum amphitheater arrangements.
- d) Rain water gutter chains for rain water disposal.
- e) Rammed earth wall compound wall design, entrance gate.
- f) Painted Ply wood Cupboards at rooms & Kitchen
- g) Optical Fiber cable provided for Telephone and internet facility for all the buildings.
- h) For water supply CP brass taps & fittings provided.
- i) Water supply and sewage pipes are covered with cement bonded sheet and perforated sheet arrangements.
- j) Solar Panel installed for renewable energy production

14.(i) Internal wiring-surface or conduit : Concealed wiring with separate panel board for each buildings housed in the Utility building (Building-4)

(ii) Class of fittings superior/ordinary/ poor : superior - Plate type switches

15. Sanitary installations:

(a) (i) No. of water closets (EWC) : Building -1(6 Nos), Building -2 (6 Nos), Building -3(6 Nos), Building -4 (1 No.) and Building -5(1 No.)

(ii) No. of lavatory basins
(Wash basin oval shaped) : Building -1(6 Nos), Building -2 (2 Nos), Building -3(2 Nos), Building -4 (1 No.) and Building -5(1 No.)

(iii) No. of urinals : NIL

(iv) No. of sinks
(SS sink with drain board) : Building -1(3 Nos), Building -2 (6 Nos), Building -3(3 Nos), and Building -5(1 No.)

(v) No. of bath tubs : NIL

(vi) No. of bidets : NIL

(vii) No. of geysers : NIL

(b) Class of fittings-superior coloured/superior white/ordinary: Superior White

Dr. S. KOTHANDARAMAN, M.E., Ph.D., F.I.E.,

Professor of Civil Engineering
Pondicherry Engineering College
Pondicherry - 605 014.

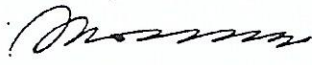


:4:

16. Compound wall : Rammed earth wall compound wall with Coping slab at top, entrance gate and cow gate arrangements.
- (i) Height and length : 75.34 m length and 1.55 m height.
- (ii) Type of construction : Brick work in Foundation, Rammed earth wall with Coping slab at top, entrance gate and cow gate arrangements.
17. No. of lifts and capacity : NIL
18. Underground pump-capacity and type of construction : NIL
19. Over ground tank : For water supply Connected with existing community OHT
- (i) Where located :
- (ii) Capacity :
- (iii) Type of construction :
20. Pump-No. and their horse power : NIL
21. Roads and paving within the compound : RCC precast slab pavement and earthen road
22. Sewage disposal-whether connected to public sewers – or onsite septic tank / sewage treatment system and capacity: will be connected with dewats sewage system with in the Community

This is to certify that the work has been completed as per the approved drawings.

Date: 23.04.2018
Place: Puducherry


Dr S. KOTHANDARAMAN, M.E PHD
PROFESSOR IN CIVIL ENGINEERING
PONDICHERRY ENGINEERING COLLEGE
PONDICHERRY 605 014

