

LIST OF PENDING WORK TO BE DONE BY BUILDER (SWETA ESTATES) AS OF 24TH AUG 2013

S.No	Description of Snags	ACTION REQUIRED	STATUS
1	DG water temp. rising due to wall in front of Radiator	The Jali windows to be made in the wall to let hot air pass	Pending
2	The foundation on which transformers are resting is damaged	To be repaired to avoid any further damage	Pending
3	LT Cables next to LT Room and STP tank area in precarious condition	Proper Jointing to be done and laying in the properly made trench. Route markings to be done	Pending
4	Water overflowing from STP tank and LT cables get drowned in water, can be a reason for major Power break down.	The overflowing water to be chanalised in a drain	Pending / In progress
5	LT Cable for Tower 7,8,9 laid/buried in haphazard manner	Laying to be done in properly made trench. Route markings to be done	Pending
6	Control Cables buried in a haphazard manner, many of them can be seen above ground and are not working	To be laid through properly burried Hume Pipe. Roure markings to be done. All Cables need to be replaced.	Pending
7	Most of the electric meters of the residents not reading correctly / faulty	Calibration of all meters to be done / to be replaced	Pending
8	The electric meters of Tower 7, 8 & 9 are not reading the consumption when Gen Sets are on	Control cable or the PLC to be checked/rectified	Pending
9	Water seepage in all electric Meter rooms	The water seeps in all meter rooms of all towers. Needs to be checked and proper water proofing to be done.	Pending
10	Proper Room for Main DHBVNL Meter	Proper room is required to be made, presently it is wire mesh all over with no protection from rains	Pending
11	VCB Room gets overheated.	Exhaust Fan is required to dissipate the heat	Pending
12	Ht cable from GO Sw to VCB Room route unidentified and laid haphazardly.	HT Cable to be laid in a properly made trench and route marking to be done.	Pending
13	SLD for HT and LT Cable/Earthing for substation and common Area	To be done	Pending
14	Most of the KWH meters in the Towers and Common Area not working	To be checked, replaced/repaird	Pending / In progress
15	Calibration of all protection relays, Panel KWH meters,Amp Meters of LT panel ,HT panel ,Current Transformers is required, as they are not working	To be done	Pending
16	All Feeder panel wiring /dressing and marking to ckt not done	To be done	Pending
17	Deficient/Unserviceable Sump Pumps /Sewage pumps	Deficiencies to be made up and all pumps to be made serviceable in auto mode	Pending
18	Water overflowing from overhead Tanks in many Towers	Actuator valves in OH Tanks to be checked /repaired/installed to stop owerflow of water	Tower 2 & 4 pending

19	The Strainers and PRVs in pipe lines coming from the OH tanks of each Tower have been provided on 7, 8 or 9th Floor. Any blockage in pipe lines can not be repaired at odd hours or till the time flat owners allow the work to be done	The strainers to be shifted on the roof little distance away from the OH tanks, for easy fault rectification	PRV's on 8th and 4th floors pending. Strainers installed
20	No exhaust fans in all Lift Machine Rooms	Exhaust Fans are required to be put in Lift Machine Rooms	Fan too small
21	Marble in elevator floors to be reinstalled instead of cheap linoleum	Linoleum to be removed over installed marble	Pending
22	Fans and Intercoms faulty in Lifts	12 No Fans need to be repaired and intercoms to be provided.	Fans not installed
23	Water seepage in Lift Pits of Tower 8 & 9	Water Seepage to be plugged	Pending
24	Utility Block RWA office one water tank Leaking. The rain water drainage opens near VCB room and rain water enters VCB room, submerging cables, major source of Short Circuit.	Water tank to be replaced and rain water to be diverted in some drain so that water does not get accumulated in VCB room	Diverted only on 10th August
25	Provision of Treated water for both Swimming pools	To be provided	Water is full of algae and pools unusable
26	Provision of 5 hp motor pumps and 2 nos suction machines with pipes and suction tackle	All equipment is broken and needs replacement	Pending
27	Sand filter in swimming pools are inadequate during monsoons /Glass partition with frost film in Both Swimming pool and few extra electrical power point provision for Suction sweeper and other pumps, including Lights to be provided	To be done	Suction sweepers not functioning. One is working partially. Builder is adamant that sand filters are fine. Every monsoon the water gets full of algae and builder has no reply for this.
28	All Rain Water Harvesting pits should be operational, most of them found blocked or incomplete.	Many pits found only 60 feet deep, The depth must be atleast upto underground water bed level, ie atleast 180 feet. The depth to be increased upto desired level.	Pending
29	The existing number of RWH Pits not sufficient to drain out the water	Three additional RWH Pits required to be provided	Wells dug but pits pending
30	Huda water supply to be pushed. Adequate storage tanks to be provided near Maint Office	Builder yet to reply on status of tanks and canal water	Not done / Pending
31	Fire line not charged in 7,8,9 tower	To be charged. There is a break in Fire Line which should be plugged	Pending and builder is well aware of this for
32	HSD tank location and installation	The Tank to be dug in with proper inflow and out flow meters and connected to the Generators	Diagram not shared with RWA

33	DHBVNL Name change from builders company to RWA and tariff to be changed in Bulk Domestic	Currently commercial tariff of electricity is being charged. The action for name change and conversion to Bulk Domestic be done on priority.	Pending
34	Installation of Double Speed Breakers / Rumble Strips	Builder agreed	Initiated only on 8th August, still pending in T 1-6 and all road curves.
35	Security Guard House at Gate 1	Builder agreed	Initiated only on 8th August, still pending despite daily follow up.
36	Boom Barriers at all gates	Installed but not operational yet.	Pending
37	CCTV fitment on all entrances	No confirmation as of now	Pending
38	Water treatment plant to be upgraded to bring TDS to manageable levels within 200 ppm instead of current 850 levels	No confirmation as of now	Refused.
39	Basement leakage through Expansion Joint /water proofing/pipe leakage	Agreed on 22nd Aug to do the same post monsoon	Pending and is a single biggest single cause of complaints from residents. Internal squabble between projects MEP and Civil team
40	Water seeping in basements and ground Floor Houses in Tower 1 to 6, 8.	Waterproofing is required to be done	Pending and is a single biggest single cause of complaints from residents. Internal squabble between projects MEP and Civil team
41	All service floor water proofing and slope so that water can not be accumulated	Water proofing is required to be done	In progress
42	Water Leakage in all Ground Floor / Basements in Tower 1 to 6, 8	Water proofing is required to be done	Pending
43	No Drainage of water in the backyard of RWA/Maintenance Office	During Rainy season water accumulates in the backyard and seeps into drinking water tanks contaminating it. Proper drainage is required to be provided	Pending
44	No drainage of water on top of swimming pool changing rooms	Pointed out to projects several times	Pending
45	All LV Shaft Door and Lock should be Ok	Locks and handles to be fitted	Pending

46	Fire doors on the stairs of each floor of all Towers do not close, do not have handles and locks	Repairs to be carried out so that the doors close properly. Handles and one side locks to be provided on each door.	Not done / Pending
47	Installation of Fire Doors on Roofs	MEP / Civil teams not clear who is supposed to do this	Pending'
48	Lift Lobby painting and finishing	To be done	Done but seepage in many areas has rendered it back to square one
49	All Tower terrace doors with lock and sill for rain water protection	To be provided	Pending
50	Drains in basement sump areas are full of silt due to improper design of the sump area. A second tank to filter the water is required	Second tank to be built. Current tank to be covered on top. Sump pumps to be installed and area covered to stop mosquitoes from breeding.	Pending
51	Parabola in Tower 1-6 Swimming Pool to be repaired	Current one has been dismantled.	Pending
52	Parabola in Tower 7 to 9 Swimming Pool to be provided,	To be provided once swimming Pool closes	Pending
53	Club House being used as a cement godown	The cement should be removed and and the area near the Club House to be beautified	
54	Basement CO2 fan areas also being used as material stores	All equipment needs to be removed to phase 2 site	Pending
55	CO2 system in basements is on manual	Rohit Jain instructed supplier to make on automatic on 8th August	Pending as on 22nd August
56	No entry for construction truck from bellvue gate and entry from Vipul side	Uneasy truce...RWA putting pressure on builder to stop	Wait and watch
57	The Boom Barriers	at basement entry areas	Pending
58	Fire Fighting Equipment	Deficiencies of equipment to be made up and All Fire Extinguishers to be refilled. Fire lines not charged	Pending
59	Blue Prints, Drawings, warranties, List of equipments etc	Comprehensives lists with Drawings and warranties to be provided at the time of handing over the facility	Not attempted; no follow up by RWA / Projects
60	Roof Top wiring, painting of areas to be redone	Area shown to projects. They have agreed to complete this work	Pending
61	Colour coding of fire and water pipes to be done correctly in shafts, service floors and roof tops	Area shown to projects. They have agreed to complete this work	Pending in many areas
62	Ladders, pipes, clamps on roof top etc to be painted	Area shown to projects. They have agreed to complete this work	Pending
63	All pipes in shafts to be clamped and rattling of pipes to be stopped.	A big problem and being handled with great resistance by the projects plumbing staff.	Pending
64	Fitment of Pressure Reducing Valvels on all lines at Floor 4	Water pressure too high and resulting in bursting pipes	Pending
65	Fitting of Non Return Valves in shafts on all inlet pipes	No solution by projects staff. They are ignoring the problem	Pending
66	Dust Strainers to be fitted on outlet pipes on roof top water tanks to stop sediment coming into taps	Partially accepted by projects	Pending
67	Fire Doors to be provided on roof tops with crash bars instead of wood doors which are already broken and poor quality	Accepted but no one is taking the responsibility	Pending

68	Undulations on road to be repaired especially where pipes are crossing the road. Exit from ramp at T 1 to be reinforced where ramp meets surface road	Speed breaker constructed instead. Very clumsy work	Partial solution provided
69	Newly constructed road broken / sunken in as many as 6 locations. Road has sunk at entrance	Road need repair in many places. Borewell cover at entrance needs a better solution as steel cover already bent	Pending
70	Basement car park markings to be done with silicon / glass reflective paint as done on surface roads instead of basic enamel paint	Although agreed to by builder in June, this work has stopped	Pending
71	Double Speed breakers to be provided at frequent intervals on internal road especially on corners	Projects staff stalling. Excuse given is they are awaiting confirmation by their bosses	Pending
72	All street lights to be painted as they are already rusting	No clear answer. Meanwhile the life of fittings is getting reduced due to their adamant attitude.	Pending
73	Tennis Court wire mesh to be changed and installed correctly instead of cementing into the ground where it would rust yet again. Use aluminum L angles	Wire partially tied	Pending final solution
74	All false roofs in lobbies to be repaired	Work done is wasted due to further seepage	In progress
75	All lights in lobbies to be repaired	Work done is wasted due to further seepage	Pending
76	All garden lights to be repaired, screws fitted back with rubber safety gaskets which were recently badly repaired by the plumbers masquerading as electricians	Area shown to projects. They have agreed to complete this work	Pending
77	All garden lights to be of same colour and connection in serial instead of on parallel	Area shown to projects. They have agreed to complete this work	Pending
78	All blueprints of entire towers, maintenance office, water, fire and electrical cabling to be made available	Asked for several times. JLL also requires the same	No one from Projects has a clue on what is to be done.
79	All AS BUILT drawings to be made available to RWA	Asked for several times. JLL also requires the same	These have not even been worked upon. Crises in sight
80	Water treatment plant to be upgraded to bring TDS to manageable levels within 120 ppm instead of current 850 levels	Projects team agreed to look into this but are silent for a long time now. Meanwhile our health, equipment and pipes are slowly dying a painful death	Ignoring the problem
81	All garden stairs going down to basements to be water proofed as paint and plaster has been damaged due to seepage	Area shown to projects. They have agreed to complete this work through cement slurry injections	Pending
82	Create a toilet / water dispensing area for security staff at main entrance	Builder has agreed	Pending
83	All entry and exit gates to be made automatic / mechanised from security rooms instead of manual	Boom barriers will be fitted instead of automatic gates	Pending
84	CCTV cameras to be fitted in lobbies, roads, both basements etc	Builder silent on this requirement from Gurgaon police. Meanwhile RWA is responsible for any untoward incident.	Pending

85	Electric Cable, Water pipes from maint office to T 7-9 not upto the mark. Liable to breach	Builder has agreed to do this after the rains	Pending
86	Pipes in shafts are leaking due to bad jointing. M Seal or whatever they are putting is only by way of band aids not the real long term solution	Infighting between projects teams	Pending
87	Inadequate filtering mechanism in swimming pools of 40 microns. To provide 5 micron filters to get correct quality of water	Builder not agreeing	Pending and both pools are now empty as algae is forming rapidly in monsoon weather.
88	Fans in elevators not working / inadequate	Agreed to install	Pending
89	PRV's not working as no one knows how to callibrate them nor do we have pressure guages to check	Projects teams has agreed to look into this matter	Pending
90	Water corrosion in all pipes. To replace corroded pipes and also improve water quality	Builder handles this on emergency basis only. No plan to change pipes	Pending
91	Overhead structure required at security gate to protect guards from rain on guest entry side.	Builder not totally convinced	Pending
92	Provide a mechanism to indicate genset usage for residents to monitor / reduce their electricity consumption	Builder can connect from tower meeting rooms but is hedging	Pending
93	New and upgraded AC's to be installed in RWA office	Old ones installed from projects time and need replacement	Pending
94	RO water filter required in maintenance office	Old one installed from some other project site	Pending
95	Staircase in Maint office going down to basement to be repaired and iron edge to be installed	Builder agreed	Pending
96	Materials being stored in lobbies in every tower to be removed and stored in penthouses where it will be fitted	Builder agreed	Pending
97	Closure of all illegal tubewells and written confirmation to protect RWA office bearers	Builder agreed but no document forthcoming since July	Pending
98	Written confirmation from SMT that water and electricity from our part of the complex is not being used for construction / at our cost	Builder confirms verbally	Pending
99	Opening of all Drivers Rooms in basements and hand over of keys to RWA	Rooms being painted and electricals being fitted	Pending
100	Providing of access to elevator shafts, powder toilet shafts from basements and duly locked for safety	Agreed to install	Work in progress
101	Providing electrical connections / lights in all service floors with central switch / locks on access doors	Agreed to install	Pending
102	Linking of all drains to Rain Water harvesting pits	Agreed to install	Pending

103	Provide a list of all mechanised equipment provided and compared to what should have been provided as per consultants reports	List requested since April	No list has ever been made by builder
104	Ball Valve installation in horticulture water access points extremely poor quality. To be replaced with something more effective	Builder agreed but has no clue what to do	Pending
105	Electrical points in stair wells are open and wires loose. To install switches and terminated correctly	Builder agreed.	Pending
106	Pergola's to be scrapped of paint and stained with oil for a longer permanent finish. Enamel paint peels off and gives a very poor look	Builder agreed	To be started after rains
107	To plant vines / creepers in all towers on pergolas to cover them	Horticulture has planted some creepers but they get broken by callous residents	Balls very firmly in residents court
108	Provide garbage rooms in basements with doors for better hygiene instead of leaving open	Builder agreed	Pending
109	T 1-6 pool equipment area in basement to be enclosed in a room instead of open area	Builder agreed	Pending
110	Basement lighting switches to be segregated in a more optimal manner to save electricity during daytime by switching off alternate lights	Builder says this is difficult to do now	Residents to decide and push if agreed
111	Exposed electricity panels to be covered and embeded in concrete base instead of in mud	Builder agreed	Partially done in some areas
112	Expansion joints to be resealed where they have been broken	Builder agreed	Pending
113	Walls / sub stores / put up by builder in basements to be removed as entire area belongs to RWA	No clarity from builder	Pending
114	Changing room ceilings to be repaired in both pools	Builder agreed	Pending
115	Stairwells going down to basement to be painted especially iron grills first with red oxide and then with enamel paint as grills are already rusting	Builder agreed	Pending
116	Swimming pool level to be repaired to allow water drainange on both sides and help clearing of pool	Builder agreed to be done in September	Pending
117	Stones which have come off cladding on pavements, towers, swimming pool areas, to be removed, leveled correctly and re-fitted	Builder agreed	In progress
118	Basements to be painted as agreed in April	Builder agreed	Pending
119	Remove water leakages points in meter rooms and the sheets on top of meter housing cabinets	Trays to be made to remove water. However no solution to seepage in this area	Pending
120	Install glass in all windows in all towers especially in elevator rooms and roof areas	Builder agreed	Pending

121	Install grass tiles correctly and fill mud where they have sunk into the ground in both complexes	Builder agreed	Pending
122	Builder has charged residents for 4mw of elec but our sanctioned load is only 800kw. To take refund or upgrade our sanctioned load without incurring penalties	No action has been done by builder yet	Pending
123	Provide a Cooking Gas pipeline in all towers as IGL has brought its line upto Sector 56 and it's a matter of time when we can do away with dangerous cylinders and opt for the cheaper piped gas	New proposal by RWA and can still be done as phase 2 and 3 are underway	
124	Repair kerb stones outside all towers which were dug up during road repair	Builder agreed	Partially done in some areas
125	Electrical cables which are exposed, repaired with electrical tape etc to be replaced with new cable. Photographs have been sent on this urgent issue many times earlier but not actioned	Builder agreed	Pending