

STATE BANK OF INDIA OFFICERS' ASSOCIATION [Chennai Circle]

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Circular to All Unit Secretaries / Members:

No. 56 /69 / 2015
31st December, 2015

Dear Comrade,

UNITY ENCLAVE - PROGRESS

As we bid 'Adieu' to 2015 and welcome 2016, I thank you all for your support and we can feel happy and be satisfied for the progress we have made in our housing project.

Members visit to site on 06.09.2015 and 13.09.2015

More than one thousand members and their family have visited the Mambakkam site during the year. All our members and their families who visited the site have expressed their satisfaction regarding the quality and progress of construction. The suggestions for the improvement of the utilities viz. Kitchen sink at the right place with more depth has already been taken care of. The arrangements, we have made during their site visit was appreciated by all of them. I place on record my sincere thanks to all the members for their cooperation and contributions

Site Progress and Site Condition

The progress of construction till October 2015 was maintained as per schedule despite the initial backlog due to our sustained monitoring. The progress, so far, in respect of concreting is well above the target. But, during Nov. and Dec. 2015, our contractor M/S Simplex was unable to sustain the pace due to the heavy rains during the month and festivals for which labour had taken leave. Despite the inundation in many localities in Mambakkam, even at the existing ground level there was no stagnation of water in our site. Moreover, at the time of completion of the project, the ground level will go up further by six feet from the existing ground level. Hence, the "Unity Enclave" occupants need not worry about rain and flood.

During Jan. 2016, our 8th Mivan set will be ready for deployment and the first concrete pour is scheduled on 05.01.2016. Also in Jan. 2016 for four blocks, the cold shell will be over. In Feb. 2016, all the 9 Mivan sets will be in use at the site. (7 sets are in second repetition and two additional sets will be put to first use). Finishing works will start from 10 th of Jan. 2016. In two months time, most of the finishing works would be completed in some of the towers. We may have one members visit at that time. Meanwhile tenders for Sewage treatment plant and Lift have been floated. The last date for submission is fixed as 12.01.2016.

Flood Relief

I have to acknowledge that due to Association's initiative, we distributed flood relief materials like bed sheets, lungies, rice and mosquito nets to the flood victims at Mambakkam and Sonalur villages. Around 600 families belonging to these villages benefitted from our initiative. With the help of our beloved Association, we have conducted two free medical camps at Mambakkam - one for the Mambakkam villagers and another for our labourers at

our site. The humanitarian concerns of our Association were very much appreciated by the local people and our contractor M/s Simplex International.

UDS Registration

We have already registered one UDS on 13.11.2015 at SRO, Guduvancherry for land cost fixation purpose. The registration has been sent to the District Registrar's office at Saidapet. Because of the rain and flood, most of the Government officials are in camps, hence, the cost fixation is getting delayed. We are planning to give all the parent documents, a copy of legal opinion and all the approval copies to all the owners (soft copy and hard copy) at the time of UDS registration. The seniority list for UDS registration with late payment interest is ready. We are in a position to start the UDS registration immediately after receiving the land cost fixation by the Government which we are following up closely.

We have registered our SBIOA Unity Enclave Owners Welfare Association and SBIOA Unity Enclave Sports Academy on 03.11.2015 at Saidapet district registration office. We will get the registration certificates shortly. The Office Bearers shall be elected only by the owners of the flats after the construction is over.

We have attached a list of block wise number of back to back car parkings available in our project for your information. Comrades, who want additional car parking may send your application by mail or post **on or before 10th January 2016**.

Finishing Materials

Our Purchase committee alongwith our PMC and Architect, has been meeting frequently with vendors. The negotiations to reduce the cost of some of the materials have been completed and the process is on for a few other items. The committee is able to achieve a reduction of the cost by 30 to 60 percent from the MRP on many items. As per the recommendations of our PMC and Architects, our purchase committee finalized the tiles purchase from Somany; Balcony & staircase grills and Jindal fire fighting pipes from M/s Sicagen. The Purchase committee is in a position to finalize Sanitary, CP fittings and UPVC windows & doors shortly. Similarly purchasing of all other finishing items will be finalized in time.

Accounts

Our Housing Project Team balanced the SBIOACC Housing Project Accounts, submitted to our EC and got it approved on 30.08.2015. Month wise balancing of the account is being done regularly. We have sent the individual tally account statement to all the members and got their confirmations. Some statements were returned undelivered. We are in the process of identifying the correct address of the returned posts. If you have not received your tally statement please contact us. With the help of our Regional secretaries, we were able to obtain duplicate DDs for all the unaccounted DDs kept by the previous committee excepting one DD of Rs. 2.00 lacs from Vishagapatnam. We are following up the matter.

Construction Installments Received details.

First Construction Installment		Second Construction Installment		Third Construction Installment	
Number	Amount (Rs.)	Number	Amount (Rs.)	Number	Amount (Rs.)
1413	130,32,50,000/-	1249	65,51,43,635/-	960	92,69,54,151/-

Members yet to pay their installments.

FIRST, SECOND AND THIRD	SECOND AND THIRD	THIRD ONLY
253	164	289

If you have availed loan for the flat from our Bank, we request you to please check your account to confirm payment of all the installments. If any installment is not paid, please contact your Branch to make payment of the same immediately.

Vacancy

In our prestigious SBIOACC Unity Enclave project, at present 3 bhk – 34 , 2.5 bhk – 58 , 2 bhk – 55 and 1 bhk – 38 flats are available. We have few requests received from our members pending for allotment.

EB Substation.

For establishing a EB Sub-station, we will be gifting 50 cents of land in the front side to TNEB. All the other formalities are completed with the active help of Chennai I Regional Secretary.

Comrades, Once again we wish to place on record my sincere thanks to all the Unity Enclave members for your support.

We wish you all a very Happy New Year.

With greetings,
Comradely Yours,

**(Thomas Franco Rajendra Dev)
General Secretary**

**(M Mohan)
Chairman
Housing Committee**

ADDITIONAL CAR PARKING (Back to Back)

For an additional car parking the additional cost is - Rs. 1,00,000/-.

Allotment – If request is more than the availability then allotment will be made on lot Basis. **Please send your requests with your *PF No.* and *Flat No.* to -**

unityenclave.sbioacc@gmail.com or

mohan.muthiah25@gmail.com or

send fax to 044 25340225.

DOUBLE CAR PARKING				
BLOCK	STILT	BASEMANT-1	BASEMANT-2	TOTAL
A	-	12	-	12
B	-	10	-	10
C	-	14	-	14
D	-	2	-	2
E	-	5	-	5
F	-	9	-	9
G	-	-	9	9
H	-	-	10	10
I	-	-	20	20
J	-	9	8	17
K	-	5	6	11
L	-	15	-	15
M	-	21	-	21
N	-	4	5	9
O	1	4	6	11
P	1	2	3	6
Q	1	5	5	11
R	-	11	-	11
S	-	2	-	2
T	-	2	-	2
U	-	11	-	11
	3	143	72	218
TOTAL	218			