



TELANGANA STATE POLLUTION CONTROL BOARD

REGIONAL OFFICE, MEDCHAL DISTRICT

6-3-1219, Block - C, Ward No-91, Near Country Club,
Kundanbagh, Umanagar, Begumpet, Hyderabad

M. Praveen Kumar, M.Tech.,
Environmental Engineer

Telephone: 23084744

Website: tspcb.mc.in

Notice No. /TSPCB/RO-MDC/2019- 652

Date: 12.12.2019

SHOW-CAUSE NOTICE

Sub: TSPCB - RO-Medchal - Residential Villas Construction Project of "NILGIRI HOMES" M/s Modi & Modi Constructions & Nilgiri Estates, Sy. No. 75, 77, 78, 79, 96 & 100/2, Rampally (V), Keesara (M), Medchal-Malkajgiri District - Operating Building Construction Project without obtaining Consent for Establishment (CFE) of the Board as required under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of pollution) Act, 1981 and amendments thereof - **SHOW CAUSE NOTICE - ISSUED - Reg.**

- Ref:
1. EC Order No. SEIAA/TS/RRD-295/2016-784; dt: 20.06.2016
 2. Industry's CFE application received through OCMMS on 02.11.2018.
 3. Rejection order No. 1666165/TSPCB/CFE/RO-Medchal/HO/2018dt: 06.12.2018.
 4. CFE Appeal submitted through OCMMS on 24.05.2019.
 5. Rejection Order No. 1666165/TSPCB/CFE/RO-Medchal/HO/2019 Dt: 16.07.2019

WHEREAS you are operating the Residential Villas Construction in the name and style of "NILGIRI HOMES" M/s Modi & Modi Constructions & Nilgiri Estates, Sy. No. 75, 77, 78, 79, 96 & 100/2, Rampally (V), Keesara (M), Medchal-Malkajgiri District.

WHEREAS you have not obtained the Consents of the Board for the above project as required under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of pollution) Act, 1981 and amendments thereof.

WHEREAS you have applied for Consent for Establishment of the Board vide reference 2nd cited above. But, your application was rejected by the Board for following reasons vide 3rd & 5th cited:

- The proponent has not obtained NOC from local Grampanchayat or Municipality for handling of waste water generated from the project.
- The proponent has not constructed STP for treating the waste water generated.
- The proponent has not submitted the water management plan.



TELANGANA STATE POLLUTION CONTROL BOARD

REGIONAL OFFICE, MEDCHAL DISTRICT

6-3-1219, Block - C, Ward No-91, Near Country Club,
Kundanbagh, Umanagar, Begumpet, Hyderabad

M. Praveen Kumar, M.Tech.,
Environmental Engineer

Telephone: 23084744
Website: tspcb.nic.in

Notice No. /TSPCB/RO-MDC/2019- 652

Date: 12.12.2019

SHOW-CAUSE NOTICE

Sub: TSPCB— RO-Medchal – Residential Villas Construction Project of "NILGIRI HOMES" M/s Modi & Modi Constructions & Nilgiri Estates, Sy. No. 75, 77, 78, 79, 96 & 100/2, Rampally (V), Keesara (M), Medchal-Malkajgiri District – Operating Building Construction Project without obtaining Consent for Establishment (CFE) of the Board as required under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of pollution) Act, 1981 and amendments thereof – **SHOW CAUSE NOTICE- ISSUED- Reg.**

- Ref:
1. EC Order No. SEIAA/TS/RRD-295/2016-784, dt. 20.06.2016
 2. Industry's CFE application received through OCMMS on 02.11.2018.
 3. Rejection order No. 1666165/TSPCB/CFE/RO-Medchal/HO/2018 dt. 06.12.2018.
 4. CFE Appeal submitted through OCMMS on 24.05.2019
 5. Rejection Order No. 1666165/TSPCB/CFE/RO-Medchal/HO/2019 Dt. 16.07.2019

WHEREAS you are operating the Residential Villas Construction in the name and style of "NILGIRI HOMES" M/s Modi & Modi Constructions & Nilgiri Estates, Sy. No. 75, 77, 78, 79, 96 & 100/2, Rampally (V), Keesara (M), Medchal-Malkajgiri District.

WHEREAS you have not obtained the Consents of the Board for the above project as required under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of pollution) Act, 1981 and amendments thereof.

WHEREAS you have applied for Consent for Establishment of the Board vide reference 2nd cited above. But, your application was rejected by the Board for following reasons vide 3rd & 5th cited:

- The proponent has not obtained NOC from local Grampanchayat or Municipality for handling of waste water generated from the project.
- The proponent has not constructed STP for treating the waste water generated.
- The proponent has not submitted the water management plan.

①
Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	Nilgiri Estates	Date of site visit:	04.10.19 (Friday)
Site:	Nilgiri Estates	From / To time:	09:30 to 16:00
Visited by:	Praveen/Sanjeev	Prepared by:	Praveen. B
Previous date of audit:	03.09.19	Sign:	
Sl No	Description	Remarks	
1.	Material shifting authorization forms issued in last 30 days.	Sl. No nil	
2.	Material issue authorization forms issued in last 30 days	Sl. No. 62332 to Sl. No. 66610	
3.	Total value of stock maintained at site as per stock register. Exclude steel, cement, building material, lifts, etc.	Rs. 10.22 lakhs.	
4.	Admin/sales to certifying that Site office, Clubhouse and Model Flats are properly maintained and cleaned on a daily basis in writing.	Later date: Na	
5.	Admin to provide explanation for material lying outside storerooms.	Later date: Na	
6.	Last scrap sold	Date -Na- & value - Na-	
7.	Admin to provide list of vacant /possession given units.	Certified list date:04.10.19	
8.	Admin to provide list of additions & alterations given by customers.	Certified List date: 04.10.2019	
9.	Admin to provide list of MMC arrears from db.	Certified List date:04.10.19	
10.	Admin to provide list of keys and qualitative rating of labeling.	Average	
11.	Admin to prepare list of utility bills paid during preceding month.	Certified list date: not provided	
12.	Are material shifting forms serial nos mentioned in the Hire charges register?	Yes	
13.	If above stock value exceeds Rs. 5 lakhs – has letter of explanation been collect from Admin at site?	Later date: Not given	
14.	Is Security properly dressed?	Yes	
15.	Is scrap properly arranged?	Yes	
16.	Is the online payments details/register updated by Admin Officer regularly?	Yes	
17.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes	
18.	No. of weekly reports of labour/hire charges/ material received not tallying with registers.	Nil	
19.	Inward no. & dates for receipts of building material before 9 am and after 6 pm. Collect letter of explanation from Admin in case of default.	Nil	
20.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes Yes	
21.	Are Bills & Dc's Inward\outward register being properly maintained	Yes	
22.	Stores and stock statement are properly arranged / maintained?	Yes	
23.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes	

24.	Are hire charges and building material photographs being printed from database within one working day?	Yes
25.	Stock report quantity tallies with physical quantity?	Yes
26.	Is turnkey contractors material exchange logbook maintaining properly?	Yes
27.	a) No. of security sanctioned?	05 No's
	b) No. of security regularly present?	04 No's
	c) No. of sticks provided?	04 No's
	d) No. of torch lights provided?	02 No's
28.	a) No. of children attending Crech	Na
	b) Creche teacher and Ayya timing?	Na
	c) Average no. of meals provided per day	Na
	d) Quality of crèche	Na
29.	a) No. of helmets maintained with security.	Na
	b) Quality & cleanliness of helmets (G/A/P)	Na
30.	a) No. of labour quarters?	23 No's
	b) Occupied labour quarters?	23 No's
	c) No. of labour quarters in poor condition?	04 No's
	d) No. of toilets?	02 No's
	e) No. of washrooms?	02 No's
31.	a) No. of quarters in violation of electric supply rules.	02 No's
	b) Provision of water for labour quarters?	Yes
	c) Quality of toilets/washroom, cleanliness.	Average
32.	a) No. of pending requisitions in file?	46 No's
	b) No. of pending requisitions in weekly report?	16 No's
	c) No. of requisitions not signed by project manager	Nil
	d) No of weekly reports not signed by project manager	Nil
	e) No. of PO/WOs not attached	09 No's
	f) No. of requisitions where material received are not updated.	10 No's
33.	a) No. of job work sheets issued in last 30 days.	04 No's
	b) No. of sheets not in compliance with rules	Nil
	c) No. of sheets scanned and send within specified time.	11 No's
34.	a) No. of vacant flats/villas where stage – III/IV is completed.	No's
	b) No. of such units not locked.	05 No's
35.	a) No. of units with arrears of more than 2 months MMC.	51 units
	b) No. of active pages in MMC collection log book.	Nil
36.	a) Gate passes issued in last 30 days.	07 No's
	b) No. of gate passes not properly filled.	Nil
37.	a) No. of bills/DCs that were not sent to HO within 2 working days, during the last 30 days.	Nil
38.	a) No. of storerooms.	02 No's
	b) No. of rooms within stores.	02 No's
	c) No. of rooms not properly secured.	02 no's

List of stores checked	Stores checked(Yes/No)	Qualitative rating(G/A/P)
Electrical	Yes	Average
Cement	Yes	Average
Plumbing – PVC	Yes	Average
Plumbing –GI	Yes	Average
Sanitary	Yes	Average
CP fittings & Tiles	Yes	Average
Lift	No	-
General Material	Yes	Average
Tools	Yes	Average
Doors & hardware	Yes	Average
Misc. -	No	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes		
1. The following rates codes to be update in stock report 3000,4586,4814,4815,4816,4817,4818,4819,4820,4821,4822,5128,5131,5517,7099 7102,7242,8098 & 9504 2. Housekeeping & gardening schedule not updated. 3. MMC log book not updated. 4. There is no proper uniform for housekeeping staff. 5. Material shifting farms are not using at site from 16.09.19		
Suggestions :Yes		

✓ — completed 3 — under progress. 2 — delay

Nilgiri Estates													
Summary													
Prepared by: Soham													
Date: 11-6-19													
Plot No.	Type	Build-up area	Floors	Present stage of work	Present scheduled date of completion	Scheduled date for RCC completion	Scheduled date for stage I completion - civil 2 weeks earlier	Scheduled date for completion of stage I to III	Street	Priority	Due dt. for possession	Estimated delay in weeks	Remarks
160 AA1	1175	Single	CIVIL	✓ 2-Jul-19	COMPLETED	23-Jul-19	23-Jul-19	20-Aug-19	F	A-V HIGH	31-Oct-18	42	
175 AA2	1175	Single	CIVIL	○ 23-Jul-19	COMPLETED	23-Jul-19	23-Jul-19	17-Sep-19	H	A-V HIGH	30-Sep-18	50	
158 AA1	1175	Single	CIVIL	✓ 2-Jul-19	COMPLETED	23-Jul-19	23-Jul-19	3-Sep-19	F	B-HIGH	30-Mar-19	22	
159 AA1	1175	Single	CIVIL	✓ 2-Jul-19	COMPLETED	23-Jul-19	23-Jul-19	3-Sep-19	F	B-HIGH	31-Mar-19	22	
153 AA1	2,170	Duplex	CIVIL	○ 16-Jul-19	COMPLETED	16-Jul-19	16-Jul-19	3-Sep-19	F	B-HIGH	31-Dec-18	35	
169 AA2	1175	Single	CIVIL	○ 23-Jul-19	COMPLETED	23-Jul-19	23-Jul-19	13-Aug-19	G	B-HIGH	01-Mar-19	24	
161 AA1	1175	Single	CIVIL	✓ 18-Jun-19	COMPLETED	18-Jun-19	18-Jun-19	NA	E	C-MEDIUM	31-May-19		
157 AA1	1175	Single	CIVIL	✓ 2-Jul-19	COMPLETED	23-Jul-19	23-Jul-19	NA	F	C-MEDIUM	30-Apr-19		
155 AA1	1,175	Single	CIVIL	✓ 9-Jul-19	COMPLETED	9-Jul-19	9-Jul-19	NA	F	C-MEDIUM	31-May-19		
171 AA2	1175	Single	CIVIL	○ 16-Jul-19	COMPLETED	16-Jul-19	16-Jul-19	NA	G	C-MEDIUM	30-May-19		
173 AA2	1175	Single	CIVIL	○ 30-Jul-19	COMPLETED	30-Jul-19	30-Jul-19	NA	G	C-MEDIUM	30-Apr-19		
182 AA2	2170	Single	CIVIL	○ 27-Aug-19	1-Jan-19	1-Jan-19	27-Aug-19	NA	H	C-MEDIUM	31-May-19		
170 AA2	1175	DOUBL	CIVIL	○ 17-Sep-19	COMPLETED	17-Sep-19	17-Sep-19	NA	G	C-MEDIUM	30-May-19		
154 AA1	1,175	Single	CIVIL	○ 9-Jul-19	COMPLETED	9-Jul-19	9-Jul-19	NA	F	D-LOW	31-Aug-19		
156 AA1	2,170	Duplex	CIVIL	✓ 9-Jul-19	COMPLETED	9-Jul-19	9-Jul-19	NA	F	D-LOW	31-Jul-19		
168 AA2	1175	Single	CIVIL	○ 23-Jul-19	COMPLETED	23-Jul-19	23-Jul-19	NA	G	D-LOW	31-Oct-19		
172 AA2	1175	Single	CIVIL	○ 23-Jul-19	COMPLETED	23-Jul-19	23-Jul-19	NA	G	D-LOW	30-Jun-19		
174 AA2	1175	Single	CIVIL	○ 23-Jul-19	COMPLETED	23-Jul-19	23-Jul-19	NA	G	D-LOW	30-Sep-19		
176 AA2	1175	Single	CIVIL	○ 30-Jul-19	COMPLETED	30-Jul-19	30-Jul-19	NA	H	D-LOW	30-Jun-19		
177 AA2	1175	Single	CIVIL	○ 6-Aug-19	COMPLETED	6-Aug-19	6-Aug-19	NA	H	D-LOW	30-Jun-19		
178 AA2	1175	Single	CIVIL	○ 13-Aug-19	COMPLETED	13-Aug-19	13-Aug-19	NA	H	D-LOW	30-Jun-19		
179 AA2	1175	Single	CIVIL	○ 20-Aug-19	1-Jan-19	1-Jan-19	20-Aug-19	NA	H	D-LOW	31-Oct-19		
180 AA2	1175	DOUBL	CIVIL	○ 20-Aug-19	1-Jan-19	1-Jan-19	20-Aug-19	NA	H	D-LOW	31-Dec-19		
181 AA2	2170	Single	CIVIL	○ 27-Aug-19	15-Jan-19	15-Jan-19	27-Aug-19	NA	H	D-LOW	31-Aug-19		
162 AA1	1175	Single	I	✓ 18-Jun-19	COMPLETED	18-Jun-19	18-Jun-19	13-Aug-19	E	B-HIGH	31-Dec-18	32	
165 AA1	1175	Single	I	✓ 25-Jun-19	COMPLETED	25-Jun-19	25-Jun-19	NA	E	B-HIGH	31-Dec-18		
167 AA1	1175	Single	I	✓ 25-Jun-19	COMPLETED	25-Jun-19	25-Jun-19	3-Sep-19	E	B-HIGH	31-Dec-18	35	
138 BB2	915	Single	I	COMPLETED	COMPLETED	18-Jun-19	18-Jun-19	6-Aug-19	E	B-HIGH	31-Mar-19	18	
145 BB2	915	Single	I	COMPLETED	COMPLETED	25-Jun-19	25-Jun-19	30-Jul-19	F	B-HIGH	31-Dec-18	30	
140 BB2	915	Single	I	COMPLETED	COMPLETED	18-Jun-19	18-Jun-19	27-Aug-19	E	C-MEDIUM	31-May-19	13	
141 BB2	915	Single	I	COMPLETED	COMPLETED	18-Jun-19	18-Jun-19	27-Aug-19	E	C-MEDIUM	30-May-19	13	
146 BB2	915	Single	I	COMPLETED	COMPLETED	25-Jun-19	25-Jun-19	27-Aug-19	F	C-MEDIUM	30-Apr-19	17	
163 AA1	2170	Duplex	I	○ 2-Jul-19	COMPLETED	2-Jul-19	2-Jul-19	NA	E	D-LOW	30-Jun-19		
164 AA1	2170	Duplex	I	○ 2-Jul-19	COMPLETED	2-Jul-19	2-Jul-19	NA	E	D-LOW	30-Jun-19		

reviewed 9/7/19
review 6/8/19
reviewed 9/12/19

False ceiling WUP.

S.No	Villa No	Type (2,3, 4 BHK)	SBUA	Earth work, footing, plinth, column	RCC slabs	Brick work, compound wall & site levelling	2coas plastering	stage-I works	stage-II works	stage-III works	stage-IV works	Total percentage of work done	constructi on contract value	value of work done	value of balance work
84	164	3BHK	2170	100	100	100	50	0	0	0	0	55	29.30	16.11	13.18
85	165	2BHK	1175	100	100	100	100	40	0	0	0	64	15.86	10.15	5.71
86	166	3BHK	2170	100	100	100	100	30	0	0	0	63	29.30	18.46	10.84
87	167	2BHK	1175	100	100	100	100	30	0	0	0	63	15.86	9.99	5.87
88	168	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
89	169	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
90	170	4BHK	2170	100	100	0	0	0	0	0	0	35	29.30	10.25	19.04
91	171	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
92	172	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
93	173	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
94	174	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
95	175	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
96	176	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
97	177	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
98	178	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
99	179	2BHK	1175	100	100	50	0	0	0	0	0	42.5	15.86	6.74	9.12
100	180	4BHK	2170	100	50	0	0	0	0	0	0	22.5	29.30	6.59	22.70
101	181	2BHK	1175	100	50	0	0	0	0	0	0	22.5	15.86	3.57	12.29
102	182	2BHK	1175	100	50	0	0	0	0	0	0	22.5	15.86	3.57	12.29
103	183	4BHK	2170	100	0	0	0	0	0	0	0	10	29.30	2.93	26.37
104	184	3BHK	2170	100	0	0	0	0	0	0	0	10	29.30	2.93	26.37
105	185	4BHK	2170	100	0	0	0	0	0	0	0	10	29.30	2.93	26.37
Total			1,32,060.00	100.00	92.38	75.71	60.95	52.86	42.43	30.52	8.57	65.68	1,783	1,154	628

S.No	Villa No	Type (2,3, 4 BHK)	SBUA	Earth work, footing, plinth, column	RCC slabs	Brick work, compound wall & site levelling	2 coats plastering	stage-I works	stage-II works	stage-III works	stage-IV works	Total percentage of work done	construction contract value	value of work done	value of balance work
55	135	2BHK	915	100	100	100	100	100	100	0	0	85	12.35	10.50	1.85
56	136	2BHK	915	100	100	100	100	100	100	0	0	85	12.35	10.50	1.85
57	137	3BHK	1695	100	100	100	100	60	0	0	0	66	22.88	15.10	7.78
58	138	2BHK	915	100	100	100	100	50	0	0	0	55	12.35	6.79	5.56
59	139	2BHK	915	100	100	100	100	50	0	0	0	55	12.35	6.79	5.56
60	140	2BHK	915	100	100	100	100	50	0	0	0	65	12.35	8.03	4.32
61	141	2BHK	915	100	100	100	100	60	0	0	0	66	12.35	8.15	4.20
62	142	3BHK	1695	100	100	100	100	60	0	0	0	66	22.88	15.10	7.78
63	143	2BHK	915	100	100	100	100	50	0	0	0	65	12.35	8.03	4.32
64	144	2BHK	915	100	100	100	100	70	0	0	0	67	12.35	8.28	4.08
65	145	2BHK	915	100	100	100	100	50	0	0	0	55	12.35	6.79	5.56
66	146	2BHK	915	100	100	100	100	50	0	0	0	55	12.35	6.79	5.56
67	147	2BHK	915	100	50	50	0	0	0	0	0	30	12.35	3.71	8.65
68	148	2BHK	915	100	100	0	0	0	0	0	0	35	12.35	4.32	8.03
69	149	2BHK	915	100	0	0	0	0	0	0	0	10	12.35	1.24	11.12
70	150	2BHK	915	100	0	0	0	0	0	0	0	10	12.35	1.24	11.12
71	151	2BHK	915	100	50	50	0	0	0	0	0	22.5	12.35	2.78	9.57
72	152	2BHK	1175	100	50	50	0	0	0	0	0	22.5	15.86	3.57	12.29
73	153	3BHK	2170	100	100	100	75	0	0	0	0	46.25	29.30	13.55	15.75
74	154	2BHK	1175	100	100	100	75	0	0	0	0	46.25	15.86	7.34	8.53
75	155	2BHK	1175	100	100	100	75	0	0	0	0	46.25	15.86	7.34	8.53
76	156	3BHK	2170	100	100	100	75	0	0	0	0	46.25	29.30	13.55	15.75
77	157	2BHK	1175	100	100	100	75	0	0	0	0	46.25	15.86	7.34	8.53
78	158	2BHK	1175	100	100	100	75	0	0	0	0	46.25	15.86	7.34	8.53
79	159	2BHK	1175	100	100	100	75	0	0	0	0	46.25	15.86	7.34	8.53
80	160	2BHK	1175	100	100	100	75	0	0	0	0	46.25	15.86	7.34	8.53
81	161	2BHK	1175	100	100	100	100	60	0	0	0	66	15.86	10.47	5.39
82	162	2BHK	1175	100	100	100	100	40	0	0	0	64	15.86	10.15	5.71
83	163	4BHK	2170	100	100	100	50	0	0	0	0	55	29.30	16.11	13.18

Plot No	Type	Build-up area	Floors	Present stage of work	Present scheduled date of completion	Scheduled date for RCC completion	Scheduled date for stage I completion - civil 2 weeks earlier	Scheduled date for completion of stage I to III	Street	Priority	Due dt. for possession	Estimated delay in weeks	Remarks
123	BB1	1,695	Duplex	II	COMPLETED	COMPLETED	COMPLETED	23-Jul-19	C	A-V. HIGH	31-Oct-18	38	Customer painting
134	BB1	915	Single	II	COMPLETED	COMPLETED	COMPLETED	16-Jul-19	D	A-V. HIGH	30-Sep-18	41	
144	BB2	915	Single	II	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	E	A-V. HIGH	30-Sep-18	40	
133	BB1	915	Single	II	✓ 23-Jul-19	COMPLETED	23-Jul-19	17-Sep-19	D	B-HIGH	30-Sep-18	50	CUSTOMER FLASE CEILING
114	AA2	2,170	Duplex	II	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	B-HIGH	30-Jun-18	53	CUSTOMER FLASE CEILING
166	AA1	2,170	Duplex	II	NA	COMPLETED NA	NA	NAO	E	C-LOW	31-May-19		CUSTOMER PAINTING
142	BB2	1,695	Duplex	II	COMPLETED	COMPLETED	COMPLETED	6-Aug-19	E	C-MEDIUM	30-Apr-19	14	
143	BB2	915	Single	II	COMPLETED	COMPLETED	COMPLETED	6-Aug-19	E	C-MEDIUM	30-May-19	10	
139	BB2	915	Single	II	COMPLETED	COMPLETED	COMPLETED	NAO	E	D-LOW	31-Aug-19		
108	AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	D	A-V. HIGH	31-Oct-18	36	
113	AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	10-15-Jun-19	C	A-V. HIGH	31-May-18	56	
115	AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	31-May-18	58	
116	AA2	2,170	Duplex	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	31-May-18	58	
119	BB1	915	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	31-May-18	58	
120	BB1	915	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	31-May-18	58	
121	BB1	915	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	31-May-18	58	
124	BB1	915	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	31-May-18	62	
126	BB1	915	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	30-Nov-18	32	
102	AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	25-Jun-19	C	A-V. HIGH	31-May-18	56	
104	AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	25-Jun-19	D	B-HIGH	31-Dec-18	25	
106	AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	2-Jul-19	D	B-HIGH	31-Mar-19	13	
107	AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	D	B-HIGH	31-Dec-18	26	
118	AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	D	B-HIGH	28-Feb-19	19	
137	BB2	1,695	Duplex	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	B-HIGH	31-Dec-18	27	
183	AA1	2,170	Duplex	RCC	✗ 9-Jul-19	9-Jul-19	17-Sep-19	NA	E	B-HIGH	31-Mar-19	13	
184	AA1	2,170	Duplex	RCC	✗ 9-Jul-19	9-Jul-19	17-Sep-19	NA	H	A-V. HIGH	31-Oct-18		
185	AA1	2,170	Duplex	RCC	✗ 9-Jul-19	9-Jul-19	17-Sep-19	NA	H	A-V. HIGH	31-Oct-18		

W
27/6/19

Modi Properties Pvt. Ltd - Site Audit Report by Praveen

Company:	Nilgiri Estates	Date of site visit:	28.03.2019 (Thursday)
Site:	Nilgiri Estates	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Previous audit date	22.02.2019	Sign:	
Sl No.	Description	Remarks	
1.	Is the 'Material shifting authorization forms' used at site?	Yes	
	Are the forms serial nos mentioned in the Hire charges register?	Yes	
2.	Is the 'Material issue authorization forms' used at site?	Yes	
	Are the form's serial nos mentioned in the stock register?	Yes	
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes	
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes	
5.	Is scrap properly arranged and sold as and when required?	NA	
6.	Is the Creche running properly with midday meals?	Yes	
7.	Keys are properly labeled and numbered?	Yes	
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Na	
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes	
10.	Is the condition of labour quarters, water and sanitation facility in order? Is there misuse of electric power?	Yes	
11.	Are requisitions properly filed and signed by project manager?	Yes	
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes	
13.	Do weekly reports tally with registers?	Yes	
14.	Are there any receipts of building material before 9 am and after 6 pm without due authorization?	Yes	
15.	Is job work register being properly maintained?	Yes	
16.	Is the attendance recorder properly installed and used? Is the ID no. registered properly maintained?	Yes	
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes	
18.	Are gate passes being properly maintained and correctly filled?	Yes	
19.	Are Bills & Dc's Inward\outward register being properly maintained	No	
20.	Stores and stock registers are properly arranged / maintained?	Yes	
21.	Is the constructions circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes	
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes	
23.	Are store rooms properly secured?	Yes	
24.	There is no material lying outside the storerooms?	Yes	
25.	Stock Register quantity tallies with physical quantity?	Yes	

26.	Is turnkey contractor's material exchange log book maintaining properly?	Yes
List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Average
Cement	Yes	Average
Plumbing – PVC	Yes	Average
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	Yes	Average
Lift	-	-
General Material	Yes	Average
Tools	Yes	Average
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes		
1. <u>Bills & DC's are sending delay to HO within two days.</u> 2. <u>Constructions circulars & internal memos to be file in sequence.</u> 3. <u>Pool table, caroms & other game boards to be covered with white cloth.</u> 4. <u>Minor errors are solved at site visit</u>		
Suggestions: Nil		

Modi Properties Pvt. Ltd - Site Audit Report by Praveen

Company:	Nilgiri Estates	Date of site visit:	24.01.2019 (Thursday)
Site:	Nilgiri Estates	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Previous audit date	27.12.2018	Sign:	
Sl No.	Description	Remarks	
1.	Is the 'Material shifting authorization forms' used at site?	Yes	
	Are the forms serial nos mentioned in the Hire charges register?	Yes	
2.	Is the 'Material issue authorization forms' used at site?	No	
	Are the form's serial nos mentioned in the stock register?	No	
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	No	
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes	
5.	Is scrap properly arranged and sold as and when required?	NA	
6.	Is the Creche running properly with midday meals?	Yes	
7.	Keys are properly labeled and numbered?	Yes	
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Na	
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes	
10.	Is the condition of labour quarters, water and sanitation facility in order? Is there misuse of electric power?	Yes	
11.	Are requisitions properly filed and signed by project manager?	Yes	
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes	
13.	Do weekly reports tally with registers?	Yes	
14.	Are there any receipts of building material before 9 am and after 6 pm without due authorization?	Yes	
15.	Is job work register being properly maintained?	Yes	
16.	Is the attendance recorder properly installed and used? Is the ID no. registered properly maintained?	Yes	
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes	
18.	Are gate passes being properly maintained and correctly filled?	Yes	
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes	
20.	Stores and stock registers are properly arranged / maintained?	Yes	
21.	Is the constructions circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	No	
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes	
23.	Are store rooms properly secured?	Yes	
24.	There is no material lying outside the storerooms?	Yes	
25.	Stock Register quantity tallies with physical quantity?	Yes	

26.	Is turnkey contractor's material exchange log book maintaining properly?	Yes
List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Average
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	Yes	Average
Lift	-	-
General Material	Yes	Good
Tools	Yes	Average
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes		
1. Circular file not filed properly and not signed by Project manager. 2. Minor errors are solved at site visit		
Suggestions: Yes.		
1. Previously material issue forms are not entered in database for following material. a. Gym equipments. b. Macharla stone c. Pavers d. Granite e. RMC f. Aluminum windows. 2. This is the reason the stock value is showing very huge amount and on dated 24.05.2019 updated with physical quantity and the above following material was removed and rates are update. 3. At present the stock value is showing Rs 10,36,258/- (enclosed)		

Modi Properties Pvt. Ltd - Site Audit Report by Praveen

Company:	Nilgiri Estates	Date of site visit:	27.12.2018 (Thursday)
Site:	Nilgiri Estates	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Previous audit date	28.11.2018	Sign:	
Sl No.	Description	Remarks	
1.	Is the 'Material shifting authorization forms' used at site?	Yes	
	Are the forms serial nos mentioned in the Hire charges register?	Yes	
2.	Is the 'Material issue authorization forms' used at site?	Yes	
	Are the form's serial nos mentioned in the stock register?	Yes	
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes	
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes	
5.	Is scrap properly arranged and sold as and when required?	No	
6.	Is the Creche running properly with midday meals?	Yes	
7.	Keys are properly labeled and numbered?	Yes	
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Na	
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes	
10.	Is the condition of labour quarters, water and sanitation facility in order? Is there misuse of electric power?	Yes	
11.	Are requisitions properly filed and signed by project manager?	Yes	
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes	
13.	Do weekly reports tally with registers?	Yes	
14.	Are there any receipts of building material before 9 am and after 6 pm without due authorization?	Yes	
15.	Is job work register being properly maintained?	Yes	
16.	Is the attendance recorder properly installed and used? Is the ID no. registered properly maintained?	Yes	
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes	
18.	Are gate passes being properly maintained and correctly filled?	Yes-	
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes	
20.	Stores and stock registers are properly arranged / maintained?	Yes	
21.	Is the constructions circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	No	
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes	
23.	Are store rooms properly secured?	Yes	
24.	There is no material lying outside the storerooms?	Yes	
25.	Stock Register quantity tallies with physical quantity?	Yes	

26.	Is turnkey contractor's material exchange log book maintaining properly?	Yes
List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Average
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	Yes	Average
Lift	-	-
General Material	Yes	Good
Tools	Yes	Average
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes		
- The following item rates not updated in database, ID's are 1026,2080,2205,2211,3142,3143,3144,3167,4054,4060,4072,4074,4078,4085,4535,4557, 4589,4620,4729,4740,4744,4685,4696,5175,6002,6039,6074,6096,6127,6155,6623,7378, 10251,10249,10252,10254,7053,7092,7331,7333,7160,7166,7343,7344,7183,10116,10153 10154,7267,10244,7268,7304,7312,7316,7628,8023,8014,8069,8086,8089,8190,8519 8529,9020,9027,9505,9511,9515 and 9517. - Remarks on site report not signed by Admin dt : 01.12.18, 24.11.15 &17.11.18 - General inward and hire charges registers not signed by PM from 25.12.18. - Circular file not filed properly.(not in sequence) - Minor errors are solved at site visit.		
Suggestions: Yes		
Labour quarters surrounding to be cleaned.		