**Gist of HOTO (Hand Over Take Over) Sub Committee Report**

HOTO subcommittee was constituted by TPRWA on 5.1.2025 to ascertain and verify the Handing/Taking over of Assets, Compliance of issues raised, Documents/Drawings made over etc., during Handover Takeover Process as per MoU signed on 14.06.2022 between TPRWA & THDC.

HOTO subcommittee has submitted a detailed report on 10.8.2025. Gist of the report is as below:

1. Physical measurement of the land area (36.25 acres) actually in possession was not done while handing over taking over. No original record/documents regarding the title of land, mutation etc. available with TPRWA/JLL. Encroachment on land in Open Space Zone adjoining D & E blocks is a serious security concern and need to be got removed by THDC.
2. Structure audit by THDC is still pending in view of their agreement as per the statement by the then TPRWA in AGM dated 03.07.2022 regarding the expense for the survey of assets before takeover which is reproduced as **“Looking at the high cost of structure audit, TPRWA shifted the obligation of getting the structure audit on Tata Housing and they have agreed. Scope of Structure Audit was also shared with Tata team based on inputs received from our resident volunteer to which Tata has agreed.”**
3. Nursery School provisioned in the project has not been provided so far.
4. Several deviations were observed during the MEP audit of assets handed over regarding provisioned capacity of transformers, DG sets, connected load etc. Connected load As Built is much higher i.e., **50923 KVA** against connected load of **39835 KVA** as per Design Basis Report (DBR). Ultimate load requirement approved by DHBVN was **14912 KVA** for 33/11KVA substation against sanctioned load of **10444KVA**. Neither review nor any action appears to have been taken for enhancement or obtaining NOC from DHBVN in view of higher connected load of 50923 KVA from DHBVN so far. 6.3 MVA transformers provided for 33/11 KVA substation by THDC were found to be of underrated capacity which subsequently got burnt in 2019 & 2023 yet THDC did not compensate the huge upgradation/repair cost incurred by TPRWA so far. Mr. Rahul Dhadheech, GM THDC after initial assessment as per his email dated 06.07.2023, found that following changes were required to be done in Primanti HT/LT distribution network;
5. *An another 1600KVA transformer to be added in 33/11KV network.*
6. *An another 1600KVA transformer to be added in sub station 4, in 11/0.425 KV network.*
7. *Subsequent changes in Incomer and Outgoing Panels for the same. All associated cost due to these changes would be taken care of by the developer. These changes might take approximately 6 months to implement considering various internal budget/approvals etc. we would conduct a meeting with relevant stake holders, and share implementation plan, in due course of time.*

This has not been done so far.

1. Distribution substation capacities installed is **12500 KVA** against DHBVN approved capacities of **19250 KVA.** Installed capacity is also less than capacity provisioned as per DBR which was **14250 KVA**.
2. No Harmonic Filters were installed in the HT/LT network which causes Current & Voltage distortion, unbalanced loading and other issues in smooth operations of network.
3. For 100% power backup, THDC should have provisioned total DG sets capacity of **19250 KVA** i.e., equivalent to the sub stations capacity. As per MEP audit report, total DG sets installed capacities is **13540 KVA** including the capacity of standby DG sets.DG sets as per DBR were to be installed of **17540 KVA** capacity but actually installed only **13540 KVA** capacity. HSD yard was not operational at the time of handover leading to increased manpower & other costs. **2x40KL** HSD storage is provided against **3x40KL** proposed in DBR. DG sets were not on automatic operation at the hand over.
4. Tests conducted on the Plumbing System reflected serious issues in its operations and quality of water. Such issues were Ineffective Softener (treated water hardness 160 mg/L), Variable Frequency Drive (VFD) not working, Faulty Auto Operation of Pumps, Faulty Motorised Valves, Ineffective Drainage System. Softener system was not working. Brine tank was empty. Under provisioning of overhead tank capacities in tower 4 (**4x6.75KL** at site Vs **4x13KL** as per DBR) & Tower 6 (**2x17KL** at site Vs **2x19KL** as per DBR).
5. STPs were not functioning satisfactorily. Block B STP quality parameters were not meeting the Haryana Pollution Board references in respect of Chemical Oxygen Demand (COD), Total Suspended Solids (TSS) & Biochemical Oxygen Demand (BOD) parameters which were 97.6Mg/L, 78.5Mg/L & 13.7MG/L against <50MG/L, <20MG/L and <10MG/L respectively. Inference drawn from tests conducted on STP were Water parameters at STP plant block B beyond acceptance, treated water not consumed optimally, Flushing water tanks filled with domestic water, Filter press system not in operation. Non Operational STP have caused increased cost of fresh water, health risks, environmental Impact, door & nuisance, water pollution and legal consequences.
6. Fire Fighting system was not functioning properly. Inference drawn from tests conducted on Firefighting System were Faulty Water Curtain System, Faulty Booster System (EA3), No Building Management Solution (BMS) Integration.
7. In heating ventilation and air conditioning (HVAC) system the Exhaust normal (58000CFM-1 No) and Exhaust Fire (44000CFM- 2 Nos.) fans in Zone 5 did not exist although shown in as built drawing. Exhaust fans not present (provisioned) in Machine Room, Control Room of MRL elevator. Smoke exhaust fans were not available for zone 1 & 2 of basement, Block B. Smoke exhaust fans were not available for zone 1 & 2 of basement, Block C.
8. In Lightening Protection System (Towers)the Air terminals are not installed in the center and the Down conductors installed only on one facade having much less than minimum separation.
9. In Elevator Machine Control room (MRL) No Exit signage, LUX level not maintained No emergency light, No ventilation & air-conditioning leading to rise in temperature of PCBs causing concerns regarding Reliability and life span, O&M cost, Panic events Malfunctioning of Control panel.
10. No sign off obtained by THDC for the pending issue list agreed between TPRWA and THDC. THDC has assumed deemed resolution for the pending issues. Several issues arose or continuing even till date e.g. boom barriers malfunctioning leading to replacement with huge costs, DG sets non-compliant to CAQM guidelines causing huge expenditure on RECD kits, litigation on Others land issue in D block involving huge legal expenses from residents, under rated power transformers involving huge expenditure on upgradation, heavy leakages in all basements, water ingress in electrical equipment rooms in block A have caused inconvenience and damage to structure, non fulfilment of agreed commitments by THDC regarding addition of two 1600 KVA transformers in HT/LT network, Structural Audit of buildings, Provision of common facilities such as Driver Rooms, Staff Cafeteria, Changing Area, Lockers Room, Fireproof Cabinets for documents, Resolution of CAM arrears was not completed, Separate Electricity Connections for EWS units and School are not provided. Details of specific parking allotment to residents not provided to TPRWA by THDC. Several residents although have parking as per their conveyance deeds but do not have specific parking slot.
11. Few of the electrical earthing were found rusted, disconnected and couldn’t be tested. Some of the earthing couldn’t be even traced upto the equipment.

1. Several operational/shortfall issues raised in MEP audit were attended by the TPRWA at its cost of manpower & material.

HOTO observed that proper due diligence was not done during the handing/taking over process. Despite deciding for an MEP audit in July 2022 AGM prior to handover/ takeover process, the handover/takeover was signed on 30.9.2022 effective from 1.10.2022 without taking any undertaking from THDC regarding its agreement to MEP audit findings. MEP audit report process was also delayed and it took about a year and a half to submit its findings/report. Taking over of assets w.e.f 01.10.2022 from THDC prior to audit findings, led the MEP audit exercise futile as THDC didn’t take any corrective action.

Detailed report of HOTO subcommittee is annexed with this circular. However, the Annexures to the report, being huge in size, cannot be uploaded. Interested members may please visit JLL office for complete report of HOTO subcommittee.