



# PAINTING HIGHLIGHTS

## Background

SGRWA are trying to implement painting project from last 4 years, But due to some reasons including not able to find a qualified & experienced vendor, it has not been implemented. This time we worked on those points & removed the same.

## Understanding of the Work

SGRWA Team along with Painting team called many vendors & get the surveyed done in building. So this time we assured that at least minimum three good vendors are going to bid, which is a mandatory requirement of tendering process

## Hiring of Professional

We have hired a qualified architect for making scope of work, tender document & estimation of the project. Also professional team will be hired for regular monitoring of the project. These experts have build these documents based on their own survey and study and after analyzing the first draft of documents made by our own resident experts/volunteers.

## Scope Of Work

### External part:

- Plumbing (Repair of all pipes & joints)
- Water proofing on shaft wall facing toward toilets
- Expansion joints repair
- Covering of open windows of shafts & covering of top opening of shafts
- Repair of damage plaster & texture
- Painting of all external area, corridors, basements, fire pipes, RWA office club etc.

### Inside Flat:

- Grouting of all bathrooms tiles joints, balconies, Kitchen
- Water proofing of traps

### Warranty/AMC:

All painting & plumbing work will be covered in 4 years warranty/ AMC to secure our investment.



## Sunrise Greens Resident Welfare Association **Funds & Collection Management** Together We Can

The total budgetary cost of the project will be approximately 3.75 Cr and per flat cost is coming approx. Rs 28 per SQFT. Please note that this is just an estimation based on our rigorous meetings with various vendors and actual cost will be finalized after completing of tender process.

### **Monthly EMI for residents**

We have taken inputs from lot of resident volunteers and are trying to keep the monthly EMI minimum. Initially we are collecting Rs 5,000 per flat to start the project. Total amount will be collected in **8-9 monthly installments**.

### **Bank Account Arrangement**

As a special provision with help of bank, **the painting fund is being managed in separate head** & will be kept separate from general ongoing expenses. Monthly statement of painting fund management will be published for public. We are also in **talks with bank to create a separate account** for this activity.

### **Process & Time Line:**

Total time line of the project is **9-10 months**. We have already published the tender notice in Times of India & Nav Bharat Times on 20th of November 2015. Final date of submitting the tender is 28th of November 2015.

### **Liability & NOC from Builder:**

As builder has not completed complete painting work in project & further not maintaining properly, So making him liable for the cost communication & documentation has been done with relevant authorities. As per **UP apartment ACT 2010 Complete building is undivided property of residents** & it must be handed over to the AOA after two years of completion of the project. **So legally we are not bound to take any NOC from the builder.**

### **MOST IMPORTANT**

If you have any doubts or clarification, please feel free to contact SGRWA office, we would be more than happy to help you. **But do not believe on any rumour or misleading propaganda by someone who JUST WANT TO STOP THE PAINTING PROCESS.**

**SGRWA TEAM**