



Nemmadi.in®
enabling quality living

RWA Audit

builder to society handover



ABOUT US

OUR LINEAGE + EXPERIENCE

Sister concern of a
CPMC company* which
is over **35 years old**.

Having executed over
1800 projects

*(Residential, Hospitals,
Star Hotels, Shopping
Malls Universities)* all
over India

Nemmadi.in has been in
existence for over 5
years and is a registered
corporate entity

WHY DO WE NEED A HOTO AUDIT

TRUST BUT VERIFY



WHAT DOES THE AUDIT ENTAIL?

MEP

QUALITY

1164
027

MEP

QUALITY

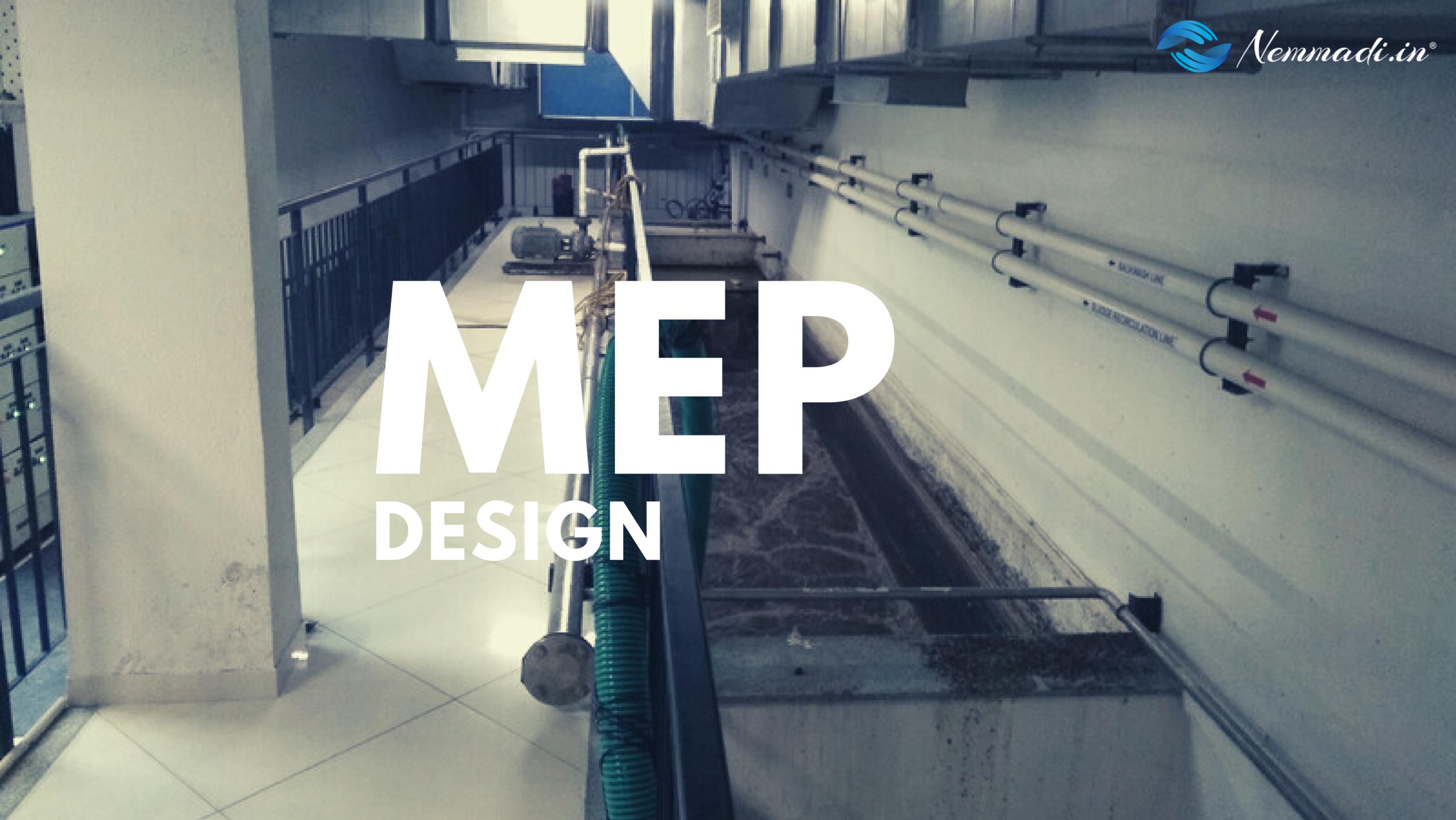


MEP

QUALITY



MEP DESIGN



MEP DESIGN



CIVIL

WORKMANSHIP
QUALITY

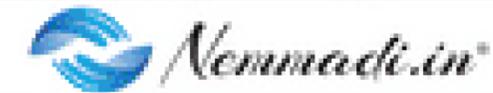
CIVIL

WORKMANSHIP
QUALITY

DOCUMENTATION



STATUS OF MEP HANDING OVER DOCUMENTS

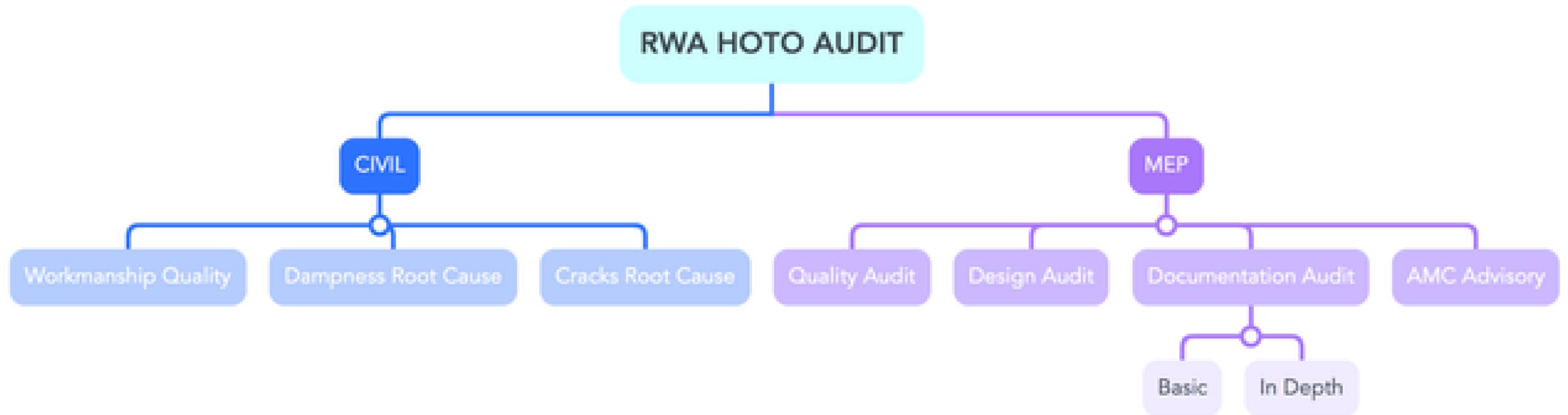


DBR (Design brief report)	GFC Drawings	Inspection Reports	STATUTORY /CEIG Approval	Manuals/ Catalogues for Equipments	Manufacture test certificate	Warranty certificates	Testing & Commissioning Reports	As built drawings	Asset Details	REMARKS
Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	provided	Only Individual Flats Fire Fighting & Electrical GFC drawings received
Not Applicable	Not Provided	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	provided	
Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	provided	
Not Provided	Not Provided	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	provided	Details given in both Asset9 (2) & Assets details Safety & Security document. There is a quantity mismatch. Please confirm which document to refer
Not Provided	Not Provided	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	provided	
Not Provided	Not Provided	Not Applicable	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	provided	Capacity & Type of AC indoor unit to be mention
Not Provided	Not Provided	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	
Not Provided	Not Provided	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	
Not Provided	Not Provided	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	provided	
Not Provided	Not Provided	Not Applicable	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	
Not Applicable	Not Provided	Not Applicable	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Applicable	provided	
Not Provided	Not Provided	Not Applicable	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	provided	
Not Provided	Not Provided	Not Applicable	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Irrigation pumps detail not given
Not Provided	Not Provided	Not Applicable	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	
Not Provided	Not Provided	Not Applicable	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	provided	
Not Provided	Not Provided	Not Applicable	Not Applicable	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	
Not Provided	Not Provided	Not Provided	Not Provided	Not Applicable	Not Applicable	Not Applicable	Not Provided	Not Provided	Not Provided	Lightning arresters & Building services Earth pits details not provided

S	Control Measure	Control Type	Control	Control Type	Control	Control Type	Control	Control Type	Control	Control Type	Control
1	Hand hygiene		Vital		Vital		Essential		Essential		Desirable
2	Wearing face mask		Vital		Vital		Essential		Essential		Essential
3	Physical distancing		Vital		Vital		Essential		Essential		Desirable
4	Temperature screening		Vital		Vital		Essential		Essential		Essential
5	Sanitization of surfaces		Essential	Not Applicable			Essential		Essential		Desirable
6	Hand hygiene		Vital	Not Applicable			Essential		Essential		Desirable
7	Wearing face mask		Vital		Vital		Essential		Essential		Essential
8	Physical distancing		Vital	Not Applicable			Essential		Essential		Desirable
9	Temperature screening		Desirable	Not Applicable			Essential		Essential		Desirable
10	Sanitization of surfaces		Essential	Not Applicable			Essential		Essential		Desirable
11	Hand hygiene		Desirable	Not Applicable			Essential		Essential		Desirable
12	Wearing face mask		Essential		Vital		Essential		Essential		Essential
13	Physical distancing		Desirable	Not Applicable			Desirable		Essential		Desirable
14	Temperature screening		Desirable	Not Applicable			Essential		Essential		Desirable
15	Sanitization of surfaces		Essential	Not Applicable		Not Applicable		Not Applicable		Not Applicable	
16	Hand hygiene		Vital	Not Applicable			Essential		Essential		Desirable

AMC



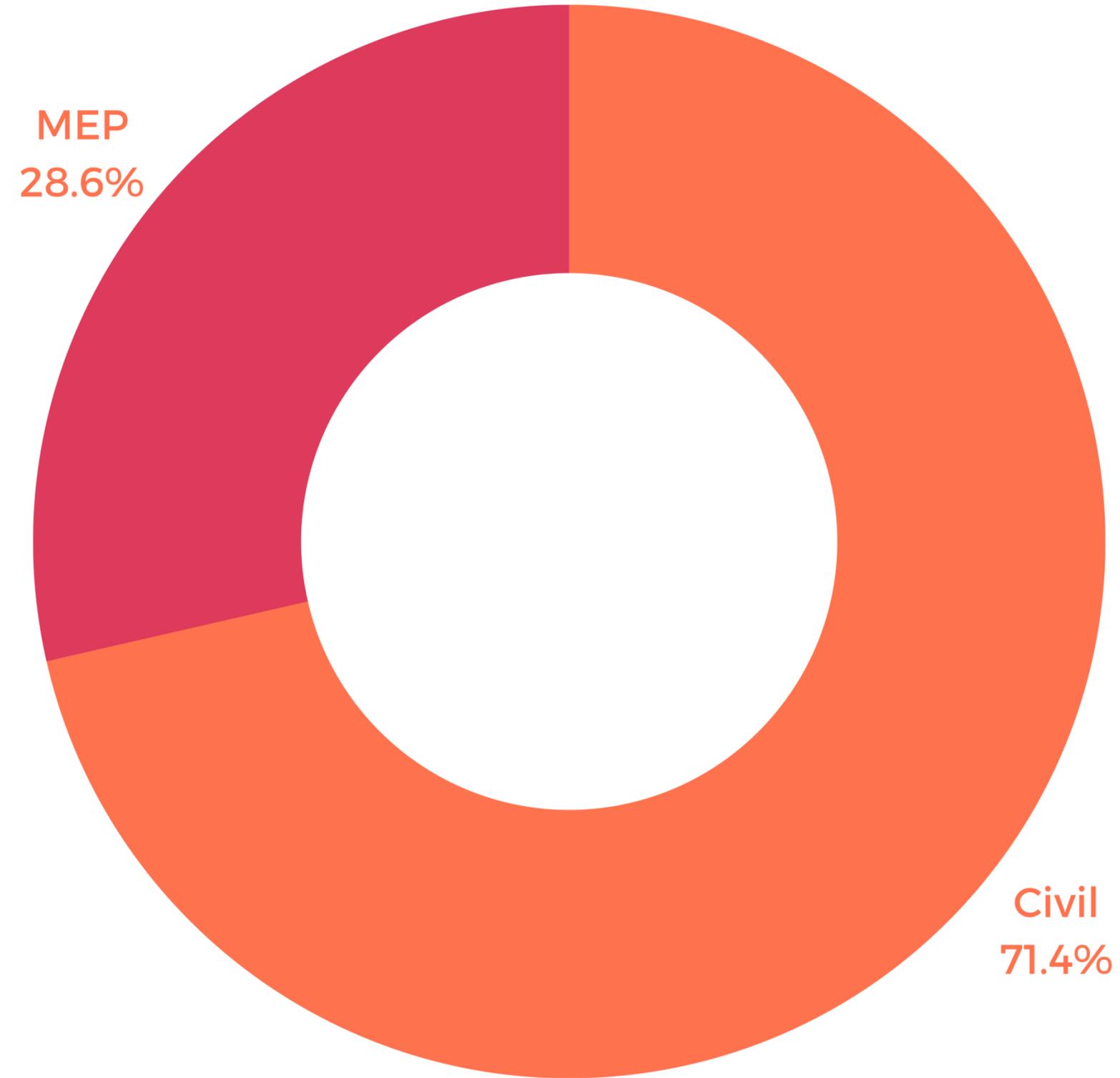


DATA POINTS

**FROM RWA AUDITS
CONDUCTED TILL
DATE**

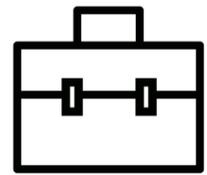
1329 MEP

3321 CIVIL

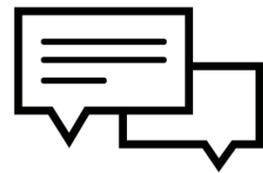


WHAT YOU WILL GET

OUR COMMITMENT



Quality Work



Good
Customer
Relations



Statistics of
the audit



Technical
Annotated
Visual Report



High Value
Addition



Reduced Repair
& Future
Maintenance
Cost

**above all we are known for our absolute
PROFESSIONAL INTEGRITY**



WHAT SETS US APART?

INNOVATION AND EXPERIENCE

We have leveraged our experience and distilled it into an app which ensures that nothing is missed

DIFFERENTIATORS

EXPERIENCE

Our team has superior and vast experience, across multiple types of buildings

DESIGN AUDIT*

We not only check for mandatory requirement, but also conduct a thorough design audit. This is conducted for not only STP, but also Fire Fighting and DG including Fire Tank to name a few

NO DEPENDENCY

Our team doesn't depend on external parties or the client for observations, this helps us stay unbiased and technical

*CHARGABLE & UPON REQUEST



DIFFERENTIATORS

VISUAL TECHNICAL REPORT

After completion of the inspection and audit, we share a objective technical annotated visual report of ALL the snags found

ROOT CAUSE ANALYSIS

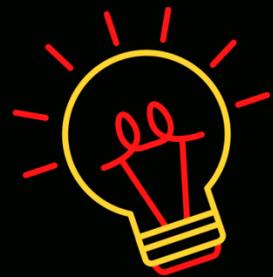
Because of our vast experience, we deep dive into the issues at hand and find the root cause of the problem thus eradicating it once and for all



DIFFERENTIATORS

NO CONFLICT OF INTEREST

As we are not involved in Facility Management, this prevents us from any form of conflict while auditing on behalf of the RWA. What this means is we concentrate on our work and do not cross subsidise our fees in expectation of fruits of labor elsewhere. A party with vested interests in property management could potentially sweep things under the carpet to make things appear trouble free - after handover if any errors or problems manifest there is a further potential that they are disguised as additional operational costs for the RWA to foot.



DIFFERENTIATORS

SUPPORT POST AUDIT

Our fee includes **2 meetings** with the RWA association after the inspection.

1 to explain the report to the association

2 help clarify any doubts that the builder's team may have after they have gone through and understood our technical report



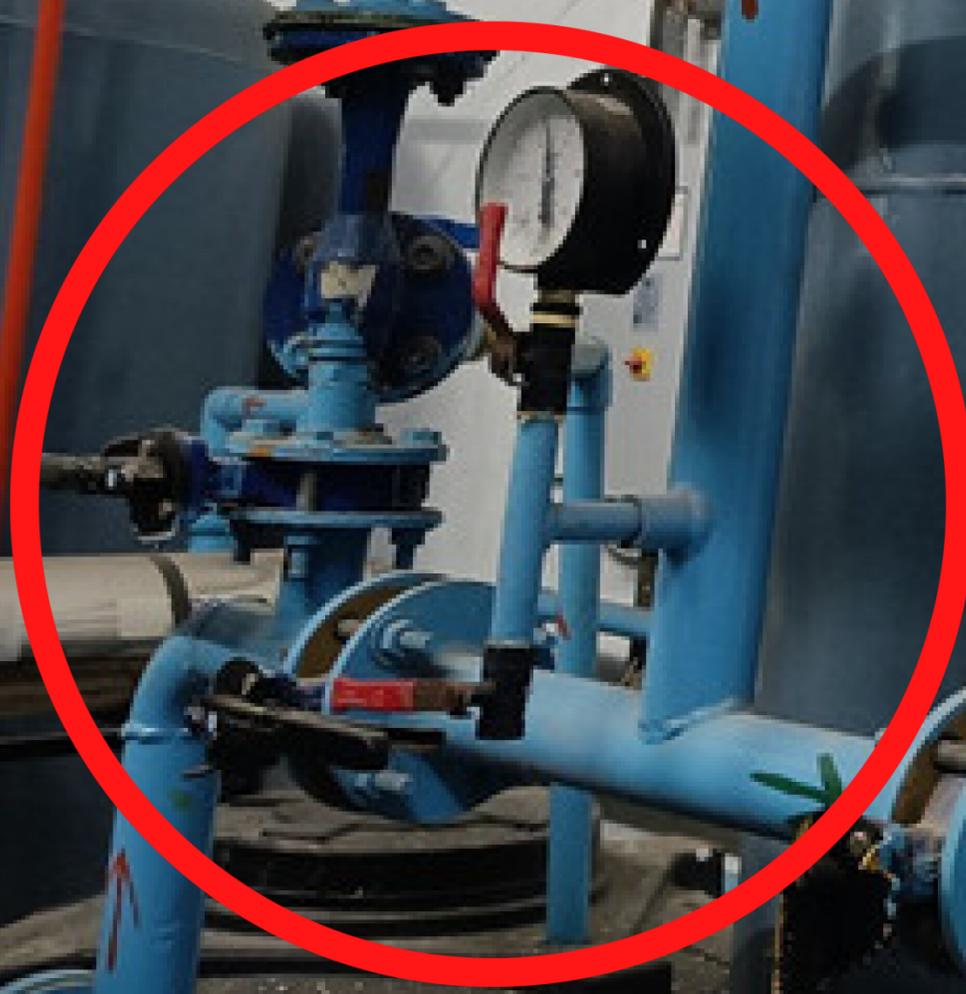
**EXAMPLES OF MAJOR
PROBLEMS WE'VE
IDENTIFIED AT SOME OF
THE RESIDENTIAL
COMPLEXES**

Mechanical ventilation system not working properly at STP plant



Softener bypassed & not used in filtration process

SOFTNER



Flushing transfer pump -2 nos not working due to VFD removed at Starter panel



Y stainers not provided at WTP filter feed pump



Fire Fighting System, Jockey pump selector switch kept in manual mode



Jockey Pump
HIGH ZONE

Fire Fighting System, All pumps drive shaft gland area are Rusted



Fire Hydrant valve operating wheel missing :
Can't be operated in case of emergency



Earth strip Lap joint welding not done properly.



DG 380 KVA sensor system not working properly & indicates reverse power

Emergency Stop
Shutdown: 1459
Reverse Power

Alternator		Engine	
Avg Voltage	0Vac	Hours	200.6hrs
Avg Current	0Amps	Coolant Temp	25°C
Total kW	0kW	Oil Pressure	7.5kPa
Total PF	1.00PF	PCC Batt Volt	27.24Vdc
Frequency	0.00Hz	%Torq/Duty	0%
AMM Status	Inactive		

Alternator | Engine | Paralleling | ▼

- Genset Running
- Remote Start
- Not in Auto
- Shutdown
- Warning

ARD ON announcer not working

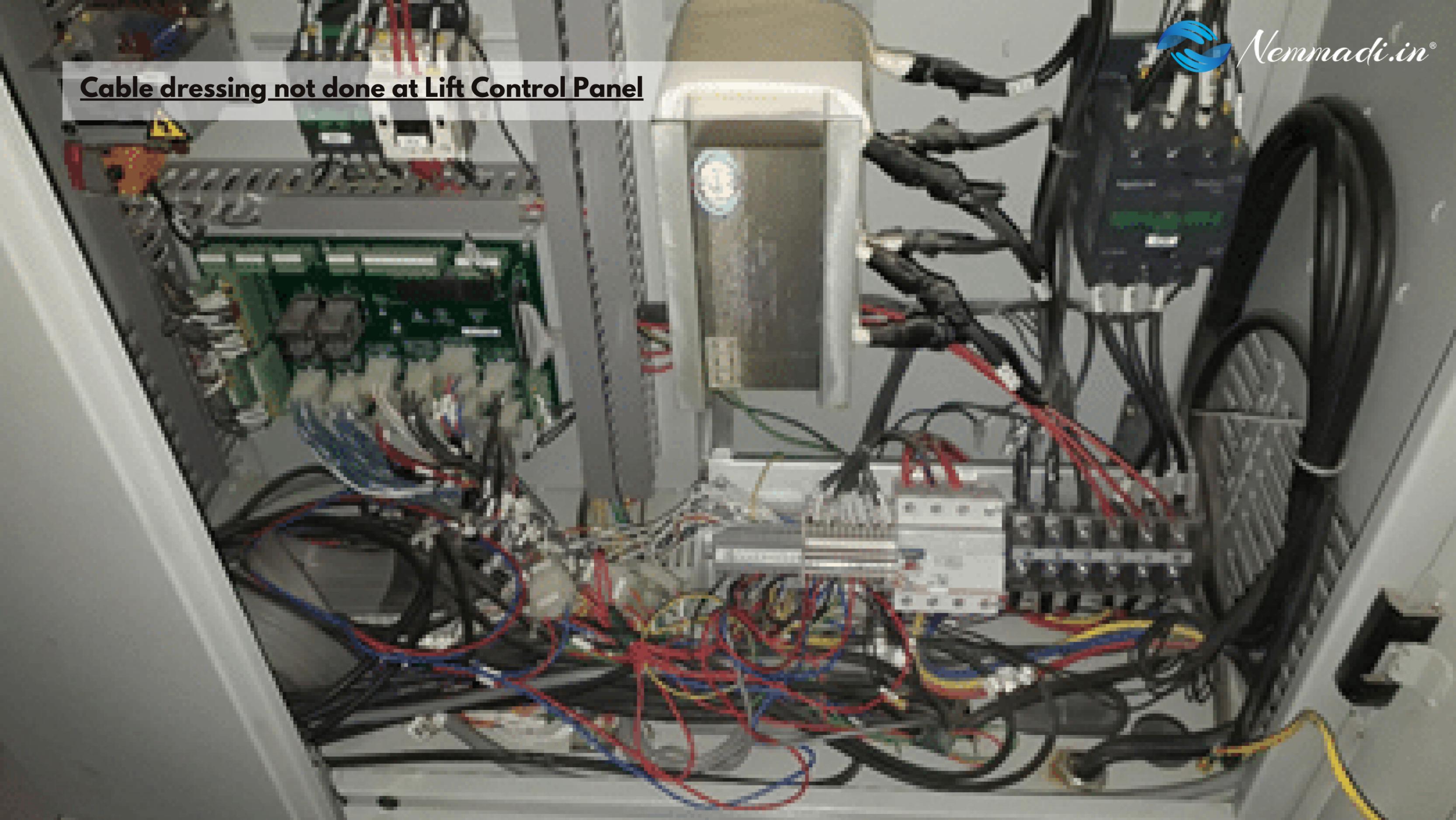


Relax! Auto Rescue is on

**Fire Door opening Bar (Panic Bar) is missing -
a serious lapse in case of fire**



Cable dressing not done at Lift Control Panel



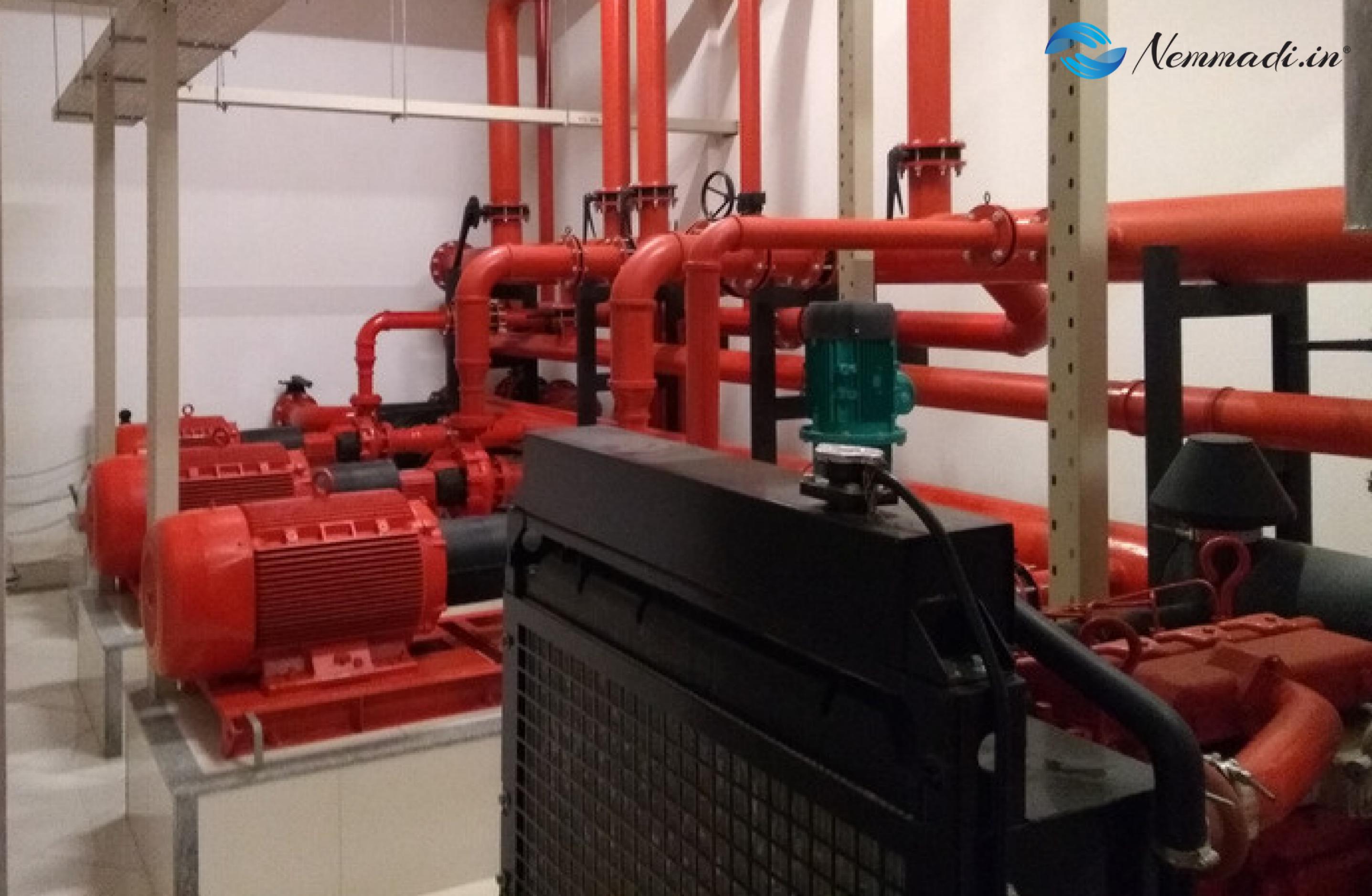
Sewage flowing directly into open drain



Water leaking in Basement : spalling



**EXAMPLES OF GOOD
PRACTICES IDENTIFIED
AT SOME OF THE
RESIDENTIAL
COMPLEXES**





1164
027







VIDEOS



A Comprehensive Guide on

SEWAGE TREATMENT PLANT



A Comprehensive Guide on the Significance of

WTP : Water Treatment Plant

Ensuring Water Quality during Builder to Society Handover

RWA AUDITS DONE

WE'VE HELPED THESE RWA



RADIANT LAKEVIEW

over 5 Acres 6 Towers + 5 Floors Units 94



PRESTIGE FALCON CITY

41 Acres 5 buildings 31 floors 25 towers Units 2520

RWA AUDITS DONE

WE'VE HELPED THESE RWA



BRIGADE BUENA VISTA

over 7 Acres 4 Towers + 22 Floors Units 742



PRESTIGE GARDEN BAY

over 6 Acres 8 blocks 24 towers 4 floors Units 184

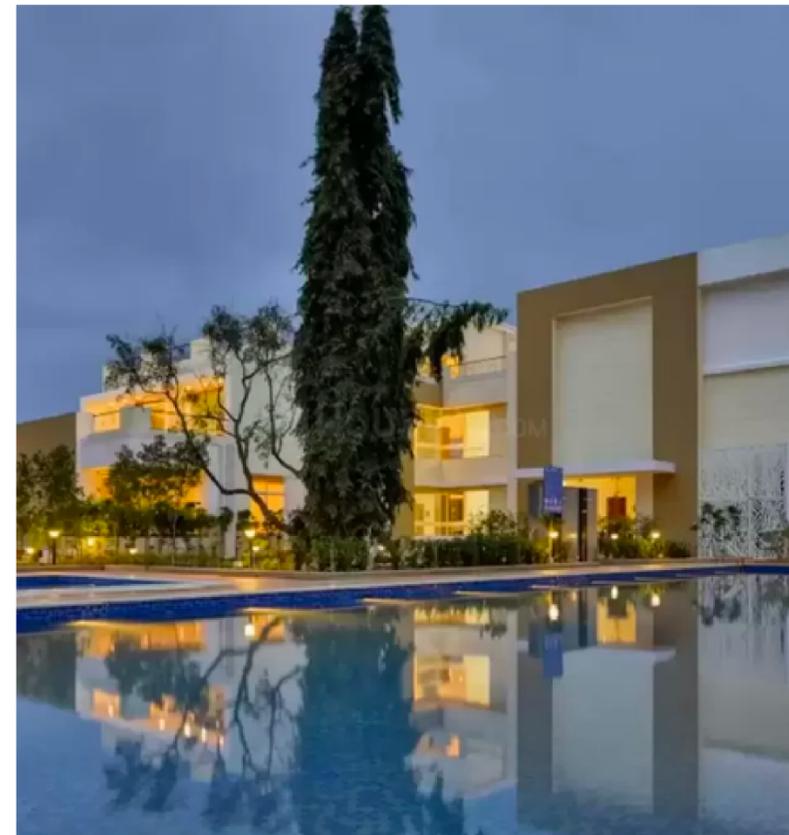
RWA AUDITS DONE

WE'VE HELPED THESE RWA



PENINSULA HEIGHTS

over 6.25L sft 2 Towers + 17 Floors Units 156



PRESTIGE WOODSIDE

over 13 Acres Units 132



PURVA PALMBEACH

over 19 Acres 15 Towers + 20 Floors Units 1171

RWA AUDITS DONE

WE'VE HELPED THESE RWA



CLUB MEADOWS

over 4L sft 3 Towers + 27 Floors Units 324



LAKE VERANDAH

over 4L sft 2 Towers + 27 Floors Units 216



ASSETZ LUMOS

over 4L sft 3 Towers + 15 Floors Units 143

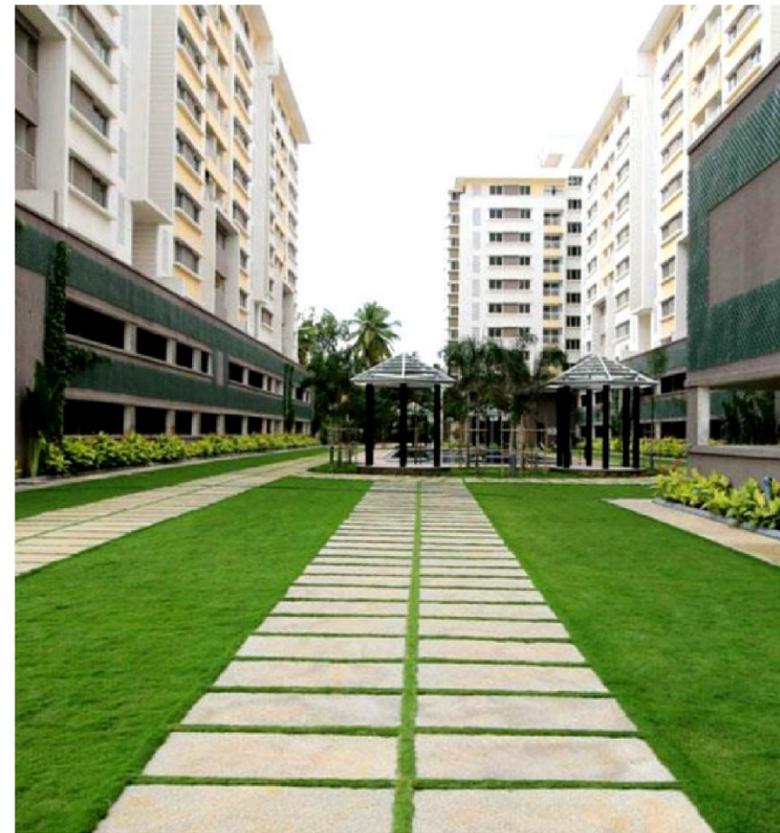
RWA AUDITS DONE

WE'VE HELPED THESE RWA



TREE BY PROVIDENT

over 6.5L sft 7 Towers + 12 Floors Units 560



PURVA MIDTOWN

over 4L sft 2 Towers + 11 Floors Units 306



G R HEIGHTS

over 3.7L sft 4 Towers + 16 Floors Units 248

MANAGEMENT TEAM



A. N. PRAKASH

Chairman



UDAY S PRAKASH

CEO



R. SURESHA

COO



REDACTED VISUAL AUDIT REPORT



we have combined information from various projects and redacted the information to maintain the privacy of our clients



Nemmadi.in[®]