

# **Meeting Minutes with Builder for issuing NOC**

## **03/02/2018**

Provident Housing: Mr Ajay Sahi, Mr. Anand B V, Mr. Vijay Gangadhar

N & U Team: Mr. Arun, Mr. Umesh

Association: Vikram Iyengar, Surajit Chainy, M.C.Mangsuli, Prashant Kumar, Umesh Aggarwal, Mitesh Upadhyay, Darshan Patil

### **1. STP**

#### **Sound from STP:**

Association: The sound generated in the STP is due to the design structure

Builder: L&T will give a technical report, the design structures are as per the norms.

### **2. STP Sludge Cleaning:**

Association: Association requested the builder to get the sludge cleaned from the STP tanks which was flooded during heavy rains and also since the beginning the Sludge has not be cleaned

Builder: Sludge cleaning is part of regular maintenance activity and the minimum amount of sludge is required for running the STP.

### **3. Need additional storage tanks to avoid flood like situations in future:**

Association: Rain Water Harvesting is done only for water coming from 7 blocks and it has not considered when there are excess rains. The amount of water during the excess rain and the capacity needs to be considered and need additional tank to be built.

Builder: It is deigned as per the norms with respect to the area, amount of average rain and the capacity of tank is derived. Also the flood like situation was caused as the drains were not cleaned due to which the water drain was blocked and caused basements to be filled with water.

#### **Builder Recommendations:**

Periodical cleaning of drains to be done by maintenance team to avoid such situation

A standby pump needs to be purchased for such emergency situations.

### **4. Dry waste Storage Shelter**

Association: Need space and shelter for storage of waste and segregation, currently the space is small and it stinks badly to the near by flats. Lot of owners are complaining about this, so we request the builder to build a small shelter behind the STP for the same.

Builder: Wet wastes to be directly put into OWC after segregation to avoid stink, with regards to storage shelter already provision is created behind STP.

### **5. Load of 2 BHK and 3 BHK**

Association: Construction agreement says load of 5KW for 3 BHK and 3KW for 2 BHK but as per BESCOM rules 3KW and 2KW is applicable.

Builder: We will sort the issue and will ensure that what is promised will be ensured and takes the responsibility and assurance on the same.

### **6. Electricity Bills**

Once the printed bill is generated, if any interest is accrued to any flat owner, builder will reimburse if there are any on case to case basis. From date of intimation the meter bill starts for owner.

**7. Granite fixtures for Lift lobby's:**

Association: As per Construction agreement the granite cladding for sidewalls for lift lobby is to be provided

Builder: We will check with the team and revert back. However in the agreement under lift section it is not mentioned.

8. **Solar Heater:** Builder is clear that the warranty is over. The responsibility of managing the Solar unit is with owner.

**9. CAR Parking allotment**

Association: Individual parking lots are yet to be allotted to the flat owner.

Builder: Will sort out the issue within one week

**10. Security Shelter**

Association: Need Concrete Shelter for the Security deployed at entrance gate.

Builder: Security shelter cannot be provided, as this is a temporary entrance and for time being we have provided required cabins, which will suffice.

11. Correction of Maintenance bills where the motor repairs charges had been passed on to the owners. Needs to revoke the charges of the same and resend the statement or do the necessary changes.

**12. CCTV handover and Go Live:** There are some technical issues will be sorted out ASAP

The meeting was closed and Hon. Secretary & Hon. President addressed a thanks giving.

Team PSAOA

