



# PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)

11<sup>TH</sup> FLOOR, PRAKASHDEEP BUILDING NO.7, TOLSTOY MARG, NEW DELHI-110001.

## Minutes of meeting held on Monday 21<sup>st</sup> Aug 2018 at Society Office.

**Location:** RWA Office, 11<sup>th</sup> Floor, Prakashdeep Building, New Delhi.

**Date:** 21<sup>st</sup> Aug 2018

**Time:** 4:30pm to 6:00pm

Mr. Ravi Sharma - Vice President 

Mr. Lokesh Kumar - Secretary

Mr. Tarun Vohra - Treasurer

Mr. Balbir Mehta - Executive Member 

Mr. Kailash Sharma - Executive Member 

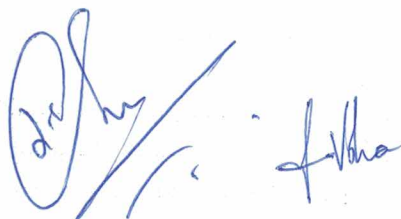
## Following issues have been discussed during meeting held on 21<sup>st</sup> Aug 2018

### 1. Discussion on front area stone replacement and ramp for physically challenged people.

- a. Members agreed that entire front area stone should be replaced with granite and ramp also need to be constructing as it is as per building safety law. Therefore quotations have been requested from interested contractors and same will be discussed and negotiated to finalize vendor.

### 2. New Elevators quotes of M/s Kone has been discussed.

- a. M/s Schindler (2<sup>nd</sup> bidder) has been called and discussed in last meeting and before that M/s Kone product assessed by the members. In this meeting M/s Kone again called for some technical clarifications and final (no regret price) pricing of their product has been asked. Members also discussed following points with M/s Kone team. Mr. Balbir Mehta & Mr. Tarun Vohra have inquired about interior finishing and safety features as follows and also discussed inching process in detail, when we may need manual rescue to be initiated.
  - Automatic Rescue Device- In case of electricity failure, lift will automatically come in ARD mode and lift will come to the nearest floor and doors will be opened.
  - Automatic Face Reversal Device- In case of phase change, it will help to keep the lift in running condition.
  - Load Weighing Device- It will sense the load in the car, if the load is greater than the designed load of the lift (carrying capacity) than lift will not run.
  - Manual Rescue Feature in which rescue is very easy and no battery is required as compared to inching process.
  - Daily Automatic Break Testing- Lift will check daily braking system of the elevator. In case of any issue in braking of the lift, lift will not run.
  - Counter Weight Safety Gear – Both the lifts pit is hanging pit, so we have provided CWT Safety Gear



- M/s Kone has submitted the quote for SS HAIRLINE FINISH car but Members are interested to have scratch less finish product which Kone can deliver but it will be little costly (around Rs. one Lac per lift) then the price they have quoted for per lift i.e. 27 Thousand approx.
- M/s Kone has informed Mebers that scratch less lift car is available at the Barakhamba Delhi Metro Stn. To see the finish.

M/s Kone has been asked to submit revised quote for both the product (hair line and scratch less finish) to finalize, they will also submit sample SS sheet of both the finish.

**3. Repairing of Submersible pump needs to be initiated**

- a. Facility Manager apprises members about bore-well condition and managing daily water requirement approx 75000 ltr. through water tanker. He also give an idea about reviving of faulty boring through Delhi Metro Corporation Ltd. as there was Metro Tunnel which has been laid down during 2013-14 by DMRC and due to this work our water level may gone down, hence we should approach DMRC to make the bore-well repaired or give some other solution to meet the daily water requirement of Prakashdeep Building. It may be an option but not the perfect solution but trying this solution is not harmful but other way also we should make standby solution to approach market

**4. Building insurance renewal quotes needs to be discussed.**

- a. M/s SPA and M/s Iffco Tokio has been called for final negotiation meeting. Members discussed with both the companies their rates and inclusions/exclusions. Both the parties have been asked to revised their quote with final price and share their policy premium calculation in detail as how much % they are charging against policy insured amount.
  - i. Mr. Balbir Mehta and other members asked about damage cover due to land sliding and other physical damage due to 3<sup>rd</sup> party negligence, where insurance companies confirm that it is covered and will be claimable from other side person/party who is responsible like in our case plot no-9. Rest maximum cover will be written in the main policy documents/wordings.