



PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)

11th FLOOR, PRAKASHDEEP BUILDING NO.7, TOLSTOY MARG, NEW DELHI-110001.

Minutes of meeting held on Monday 17th March 2018 at Society Office.

Location: RWA Office, 11th Floor, Prakashdeep Building, New Delhi.
Date: 17th March 2018
Time: 4:30pm to 6:30pm

Mr. Ashok Kumar Jain - President
Mr. Ravi Sharma - Vice President
Mr. Kailash - Executive Members
Mr. Balbir Mehta - Executive Members
Mr. Gurmeet Sethi - Flat Owner (709)
Mr. Vinay Sharma - Owner of Aastha Facilities Pvt. Ltd.

1. Other source of power backup Option to be find out due to ban on Diesel operated DG Sets.

- Solar Plant cost from one of the Govt. approved company (M/s Shrinet & Shandilya Construction Pvt. Ltd.) has been discussed, according to the this company representative two type of solar system is available in the market. 1) High-Breed Solar System. 2) On-Grid Solar System. Society members have discussed both the options and finally conclude that we should go for On-Grid system.
 1. High -Breed solar system is basically with battery back-up and approx cost for High-breed would be 90,000/- Per KW (our building has capacity of 50kw solar plant) approx cost of complete plant would be 45Lacs plus (civil and electrical work cost will be additional).
 2. On-Grid Solar System is basically without battery system and cost effective with high efficiency. It maintenance free system and payback period is 3-5 years. This system cost would be 55,000/- Per KW and based on our area capacity (50 KW Plant) it will cost us 27,5000/- approx. (civil and electrical work cost will be additional).
- Members have discussed and suggest we should go with big brand like TATA and accordingly Facility manager have approached Tata Power Solar for the requirement but they are not giving time for site survey and showing unwillingness to pull out time by this month due to financial year closing. Members insist, since we do not have any emergency at this stage, hence we should

do close follow-up with TATA SOLAR POWER to do survey of our building and submit their proposal.

- Members have discussed another source for power back-up i.e. CNG/PNG Generator Set. As on date only one player i.e. Mahindra & Mahindra is only providing the PNG generator set of 125 kva which is costing approx 9.5 Lacs plus installation and other govt. fee which will be charged extra to apply PNG connection). Members have decided to discuss on this solution and instruct Facility Manager to explore more option in the market.

2. Building insurance value to be increased- Valuation fee has to be decided.

- Insurance consultant observation has been submitted to the members, points have been discussed and Facility Manager have been instructed to fix-up a meeting with insurance consultant to discussed and understand their observations in person.

3. Building Fire NOC has been initiated- DFS officers has already visited the building and observed the short falls of fire fighting system which needs definite improvements.

- DFS has made the list of short falls, few major observation is as follows:
 1. Fire check door found removed from 10th floor and some other floors also.
 2. Electrical, Fire & LV shafts are not sealed at every floor.
 3. Hose reel and hydrant not found at the terrace level.
 4. 3rd basement common area should have sprinkler system.
 5. Exit signages are not adequate in the building.
 6. Fire exit plan has to be in place.

Members have discussed above short falls and instruct owner of Aastha Facilities, Mr. Vinay Sharma to submit total costing to address the above mentioned requirement/short falls of Delhi Fire Service towards obtaining the FIRE NOC. President and other members has instructed Facility Manager to coordinate with vendors and Mr. Vinay Sharma to get the rates of entire work and present to the society in next meeting for members approval. These works have to be done on priority basis.

4. 2 Nos. Elevators have to be replaced as these are more than 25 years old.

- Survey of lift shaft has been completed by 6 elevators manufacturer; Hyundai, KONE, ESCON, SCHINDLER, OTIS & Mitsubishi. Proposal is awaited.

Members have discussed and ask Facility Manager to go for the best Elevator Company as this is very essential service of the building and we should not do any compromise on it. Therefore no local brand should be considered like one of the members has asked Facility Manager to remove "ESCON" due to poor market rating of this company. As per Facility Manager, he will present rate comparison and technical specifications of all good brands available in the market for member's review and final approval.

5. Open parking water proofing work and terrace parapet wall repairing work.

- Work has been kept on hold last year, now members feel that this work has to be initiated before monsoon start. Facility Manager mentioned that last year quotations have been taken but due to huge variation in the quote and different techniques it was not finalized. Mr. Balbir Mehta has put suggestion that we should again hire a structural consultant like Mr. Piyush Arora or Mr. Srivastava to evaluate the quotations and take their advice for better process to go for water proofing job. President instructed Facility Manager to arrange a meeting with Mr. Srivastava as well as with Mr. Piyush Arora in next meeting with Mr. Balbir Mehta to finalize the right vendor as this is also very important work, which needs to be completed as soon as possible.

6. Adjoining property matter (Due to digging of plot Prakashdeep building has some serious cracks which may be dangerous for building in near future).

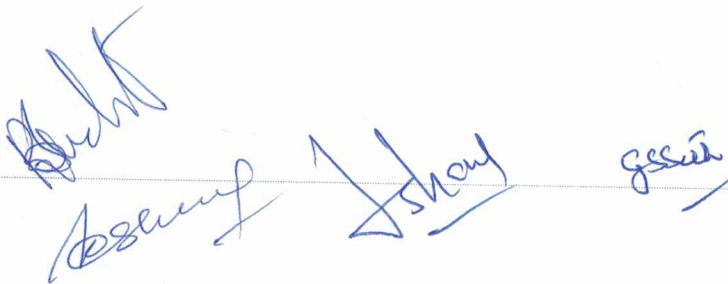
- Letter has been sent to the govt. authorities including Delhi Police and in next 7-10 days another reminder should go with site pictures. It was suggested that after 2nd reminder team of society members should visit NDMC senior official's office to know the progress of society request towards any precautions has been taken by the adjoining plot owner.

7. Recently renovated Washroom floor tiles have some deficiencies.

- Members have discussed the issue regarding washroom tiles and decided to replace the entire floor tiles with vitrified tiles (Anti-Skid), members approved the sample and asked contractor to purchase the tiles but only the branded one like Kajaria, Somania etc. Mr. Balbir Mehta also suggest to remove the existing washbasin platform and put the pedestrian type washbasin to create more space as he feel that space is very less and it is discomfort to the users. However, on this washbasin further discussion will be made.

8. Ramp with side railings has been discussed and approved for the people who are physically challenged.

- Society members' feels that our building should have one ramp with hand rail as many of the visitors/Owners who are physically challenged OR old aged are not able to step in to the building through stairs. Members have agreed that it should be done. Facility Manager has been instructed to collect more quotation for best quality material and submit the same in next meeting for member's approval.

Handwritten signatures in blue ink, including names like Balbir Mehta, Piyush Arora, and Srivastava.