

Joint Meeting on 09/11/2024

From: Anand Kumar Muthuswamy (ak47mak@gmail.com)

To: anandmehta@modiproperties.com; kprasad@modiproperties.com

Date: Friday, November 8, 2024 at 02:56 PM GMT+5:30

Dear mr. Anand Mehta

As Three of the Four COC members who are currently here, had to suddenly leave station on urgent work, it would not be possible to hold the Joint meeting on 09/11/2024 as scheduled. We would request you to reschedule the meeting to Sunday 10/11/2024 at 6.00p.m

Warm Regards

M. Anand Kumar

B-713. Greenwood Heights

Re: Electrical Burn-Outs in Greenwood Heights - Notice of Change of Aluminium Wiring.

From: Krishna Prasad (kprasad@modiproperties.com)

To: ak47mak@gmail.com

Cc: asuresh@modiproperties.com; anandmehta@modiproperties.com

Bcc: venkatramana@modiproperties.com; sohammodi@modiproperties.com;
praveenpathak@modiproperties.com

Date: Wednesday, November 6, 2024 at 04:19 PM GMT+5:30

Dear Anand Kumar,

This is a reference to your notice dated 4th November 2024, please note the following:

- 1) The electricity supply infrastructure is primarily based on aluminium conductors. HT overhead lines and underground cables are made from aluminium (and not copper). LT & HT panels are constructed using aluminium busbars (not copper). The LT distribution cables are also made from aluminium (not copper).
- 2) The entire electric power supply infrastructure is owned and maintained by the electricity board. As per existing rules, Developers are responsible for installing the HT/LT infrastructure for power supply for the housing projects developed by them at their cost, however, for and on behalf of the electricity board. The infrastructure is installed as per the design and specifications approved by the electricity board.
- 3) The entire infrastructure for earthing is in aluminium/GI (not copper).
- 4) At Greenwood Heights the entire infrastructure for power supply has been installed as per norms specified by the electricity board. The electricity board has approved the power supply after a thorough inspection by Dy. CEIG (which is mandated under the Electricity Act).
- 5) We have no choice but to comply with the rules and regulations of the electricity board.
- 6) The electricity board is the final authority to decide if the design and installation are as per statutory norms including NBC.
- 7) Appropriate infrastructure has been provided for power supply. power supply up to the flat is with aluminium conductors and inside the flat with copper conductors.
- 8) The conductor used to connect power up to the flat is rated for 32amps in each phase and up to 15KVA.
- 9) The electrical fluctuations which have been reported in 2 flats in Greenwood Heights have nothing to do with the power supply up to the flat. In all likelihood, the problem has occurred due to an imbalance in load between the 3 phases within the flat.
- 10) Our engineers are advising all the customers to get their load balancing checked through our electricians.
- 11) We kindly request you to cooperate with our electricians to check the load balancing within your flat.

Regards,
K Krishna Prasad

Sr Manager Customer Relations | +91 99896 99536 | kprasad@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551

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On Monday, November 4, 2024 at 12:33:19 PM GMT+5:30, Anand Kumar Muthuswamy <ak47mak@gmail.com> wrote:

Dear m\Mr. Anand Mehta,

Further to the Burn-out yesterday in Flat No A-605, there was a similar incident in Flat No A-415 today. Consequently i propose to change the Aluminium Wiring from the Floor Electrical Duct to my flat to Copper wiring and hereby give you notice of the same vide the attached letter.

Regards

M. Anand Kumar

Flat No B-713

Greenwood Heights



MAK Complaint 04112024.pdf
398.3kB

Re: Agenda for Joint Meeting on 09/11/2024

From: Krishna Prasad (kprasad@modiproperties.com)

To: ak47mak@gmail.com

Cc: asuresh@modiproperties.com; anandmehta@modiproperties.com

Bcc: venkatramana@modiproperties.com; abhishek@modiproperties.com; praveenpathak@modiproperties.com; lateef@modiproperties.com

Date: Wednesday, November 6, 2024 at 04:58 PM GMT+5:30

Dear Mr. Anand Kumar,

Please note the point-wise reply to your email dated 5th November 2024 :

- 1) Leakage in expansion joint: The joint has been sealed appropriately using polysulphide and not as per presumptions made by you. The tech sheet of polysulphide can be provided upon request.
- 2) Flooding in corridors: It has been appropriately addressed. The corridors cannot be sealed with windows for purposes of fire safety.
- 3) Flooding in parking floors: Sub-surface drainage has been provided with drainage pumps. Minor leakage was observed under the staircase which is been corrected.
- 4) Compound wall height: On one hand, you recommend following NBC norms. And on the other, you are asking us to violate them. Grills have been fitted over the compound wall.
- 5) Copper wiring: An explanation has been given to you by an email dated 05-11-2024 (Copy enclosed).
- 6) Garbage bins: Appropriate size garbage bins have been provided. It is GHMCs responsibility to clear them on a daily basis.
- 7) Allotment of parking: Customers may exchange their parking with parking allotted to unsold flats. Each customer may approach our customer relations team directly.
- 8) Water level controllers: Please recommend make/brand and part ID no. for our MEP team to study the same. Also, provide the spec sheet for the same.
- 9) Water pressure: Individual customers may send their complaints. At the moment we have no pending complaints.
- 10) DG – installation is in progress. We hope to complete it within one week.
- 11) Water softener: This is beyond the scope of our work.
- 12) CC cameras: 4 cameras have been provided in 4 corners of the site. 2 cameras each have been provided at the security kiosk. 6 cameras have been installed on 6 floors opposite the entrance of the clubhouse. Eventually, another 119 cameras will be installed – one for each flat.
- 13) Plumber and electrician services. All complaints of individual customers are been attended to promptly. We have no pending complaints.
- 14) Security agency & housekeeping: This can be best monitored by coopted members. We once again request 3 or 4 members to offer their services as coopted members.

15) Provision of amenities: All amenities have been provided. Swimming pool work under progress and will be completed shortly.

16) Occupancy certificate: We will be applying for an occupancy certificate shortly.

17) Residence welfare association: It is formed appropriately. RERA specifies the last date for registration of the welfare association. The association was registered well in advance.

18) Structural defects: Provisions of the RERA Act override any other agreement. We will comply with the provisions of RERA.

19) GST compliance.: GST returns can be provided upon request. The developer is not responsible for compliance with GST rules by the owners of the land. You may contact the owners separately.

Regards,
K Krishna Prasad

Sr Manager Customer Relations | +91 99896 99536 | kprasad@modiproperties.com
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On Wednesday, November 6, 2024 at 11:14:38 AM GMT+5:30, Anand Kumar Muthuswamy
<ak47mak@gmail.com> wrote:

Please find attached the agenda points for the Joint meeting on 09/11/2024

Regards
M. Anand Kumar



GHT - Reply to your letter dated 05-11-2024.pdf
741.6kB