

Soham Modi

From: Padmanabha Rao <padmanabha@modiproperties.com>
Sent: 09 05 2017 14:48
To: Sohah Modi
Cc: sunil@modiproperties.com; Sirish; andrews@modiproperties.com; rahul.t@modiproperties.com
Subject: Audit report of Paramount Avenue

Dear Sir,

The audit of QC files & electric power supply/ sub-meters is completed on 9/5/17 and following are the observations.
1. QC files of block - A&B:

- a) Additions&Alterations: An effective signature procedure is not noticed and signature of neither buyer's nor engineer's is found in the files of B-112,B-212,B-414,A-705,A-801,A-404,A-502,A-207,A-401,A-602,A-601,A-606.
 - b) QC files: The following files do not have either one of the reports or more than one reports of after finishing,after plumbing & electrical,after plastering (A-104,A-205,A-203,A-201,A-306,A-507,A-707,A-705,A-704,A-703,A-701,A-807,A-806,A-804,A-802. 2.Electric Power supply/ sub-meters:
 - a) All dept meters& distribution boards must be in lock &key: All the meters with lock & key provision except one distribution box at the labour quarters area(new). This needs proper positioning and provision of lock.
 - b) Labour quarter's(4 to 6) electrical connection with one MCB,6 amps: The input power supply is taken from the construction service number and no sub-meter is provided. The norm of 4to 6 quarters connection with one MCB, 6 amps does not exists.
 - c) Installation of sub-meters as per circular 130(a): The CT meter main(040115180) is connected with sub-meters separately viz; RO plant, bore/swimming pool, street lighting(total three). This is connected with all the utilities of association and paid by association.
- The entire load of construction activity & labour quarters is connected to the construction meter(22025309). A separate service connection exists to the model house.
- d) Electricity register: It is satisfactorily maintained for construction meter,model flat and CT meter with sub-meters of RO plant,bore/swimming & street lighting(total six). It is suggested to have a record/data of reasons for high consumption on particular days during the month, which shall be helpful for analysis(example: construction meter high consumption was 94 units and min consumption was 33 units/day on a particular day in the month of April'17)It is also suggested that the meter number should be written in the respective page(in some pages meter number is not noticed).
 - e) Security lighting: It is connected with the association meter and with alternative supply of gen.set.
 - f) Incandescent lamps in quarters: Used LED illumination.
 - g) Service wire: Used only aluminium cable.

The above observations are discussed with Mr.Sirish,Mr.Andrews, & Mr.Rahul.

Regards,
Padmanabh