

## OVERVIEW OF MAJOR SAFETY JOBS UNDERTAKEN DURING THE PERIOD FROM 01/09/2019 TO 15/08/2020

### MAJOR JOBS DONE DURING THE ABOVE PERIOD

- CESU connection agreement was in the name of Assotech-BEBL. It was processed to change in favor of CRWA and is in final stage. It is expected at any time. All the security deposits shall also be transferred to CRWA
- WATCO Water connection agreement was in favor of Assotech-BEBL It was changed in favor of CRWA
- Electrical inspection for the electrical installations was not done since 2013 by the Electrical Inspector. It was completed in collaboration with the builder. The fees for their period (Builder) were paid by them and the fee for the remaining period was paid by the CRWA.
- Water system for gardening was done thereby utilizing the perennial water source in the basement.
- Garden beautification jobs were done with the recommendations of the garden committee. Three water fountains and other electrical fittings were installed.
- All basement ducts to ground floor were badly damaged. Replaced the damaged parts and painted which enhanced the life and added beauty in garden area

### STATUS OF MAJOR AREAS

Sl .No.	System/ Components	Status as on 31-08-2019	Status as on 31-08-2020	Remarks
	<b>Electrical</b>			
1	33KV Indoor Panel	Total panel was damaged due to flash over in the last week of August-19	All the panels were repaired and re-furbished like replacement of insulators and CT"s	Humidity issue which need to be careful during charging
2	LT Panel	All the breakers testing and servicing was done in 2016. But it requires every year	Attempted. But could not be taken up as committee failed to be formed	The quotations will be handed over to new EB and requires urgent attention
3	Relay checking	Instruments were never tested after installation. Any type of fault, it used to trip from the Grid S/S.	All the relays are tested for their function and working satisfactorily. It was witnessed by the concerned CESU SDO	Relay grading done so that any internal fault should not affect the Grid
4	Sump Pump	8 nos. of sump pumps were in damaged condition	All pumps were repaired and working perfectly during the rainy season	Continuous monitoring is required
5	<b>Fire Fighting system</b>	All the hydrants and sprinklers system was not in operation and no attempt was made to made it operational	All the spare parts were replaced and made it operational. Now the system is running in auto mode	Applied to DG, Fire service for renewal to consent to operate in March-20. But pending with them due to COVID-19
	<b>Water system</b>			

6	Water Meter	The water meter was defective	Replaced with new water meter	Billing is done with actual consumption as per meter reading
7	Improvement of existing system	New Job	We have modified the system so that system can be stabilized without consuming more time	New pump with required pipe line installed
	<b>Passenger Lifts</b>			
8	Defects	Many lifts are frequently found breakdown due to improper co-ordination	Wire ropes for 3 lifts are replaced. Order placed for another 5 lifts. Expecting by end of August. Other minor replacements are done	Hopefully wire ropes of the two lifts(one in E and one in G tower) will be replaced in last week of August-20
9	<b>Street Lights</b>	Street lights illumination was very poor and expenditure were found to be in higher side	35 nos. LED lights of 45 watts were replaced with 3 years warranty. It now reduces energy consumption but also spare cost and men power cost	Illumination has improved in many fold
10	<b>Garden Lights</b>	Many garden lights were damaged during cyclone "PHONI" and total garden areas illumination was very poor	Replaced with new fittings	Appreciated by all
11	STP	STP was non functional due to breakdown of major equipments	Made it operational and run upto mid-2020. Due to COVID-19 again it was stopped.	It requires major maintenance which may attract more than 5 lakhs. Quotation shall be handed over to the new EB
12	Piped Gas	Pipes were rusted and some fitting in gas bank were in damaged condition	Enamel paint of exterior pipe line is completed and damaged pipes are replaced with new pipes and fittings	It is a continuous process and all the pipes should be replaced in phased manner