

POTENTIAL RISKS IN COSMOPOLIS

We are living in a society with multiple common installations with complicated high cost instruments in a high rise building. Frequent and updated maintenance of such system are mandatory for safety of all. Otherwise we have to live with multiple risks to life. A few are mentioned below in a way to enlighten the residents about the risks with which we are living.

As few of the residents (Owners) objected and cases are filed in court of law preventing utilization of society fund, the works which are barely necessary not yet taken up and problem/ risks relating to those will be magnified day by day in this scenario.

Present body has no scope for taking up those works and our responsibility is to bring to the notice of all residents about the risks prevailing in our system, with an aim, the next EB will take priority over the subjects.

1. **Building cracks and leakages:** – likely to be intensified further with time and leakage/ seepage into walls will damage the internal electrical system & will have risk to life by leakage current.
2. **Building earthing:** - Lightning arrestors are damaged in all towers & any heavy lightning in any tower may produce a great damage to the building which may be irreparable.
3. **Electrical Installation:-**The electrical inspections by the statutory authorities were not been done since 2013 which was confirmed after we took over the charges in September 2019. Immediately the issues were taken up by the builder. In joint effort, the inspection was carried out by the electrical Inspector and regularized. The required fees for inspection were cleared by the builder during their maintenance period i.e. from 2013 to May 2017 and by the CRWA for the balance period i.e. from June 2017 to March 2020. All electrical installations have been taken over by CRWA and it is advisable to engage an HT Contractor for its maintenance. Otherwise any incidents arising out of that, CRWA will be sued for negligence as per the Electrical Act.
4. **Fire Fighting:-** No maintenance work carried out on the fire fighting system after installation by the Builder. The license to operate is already lapsed for 50% of the towers. With our proactive approach, the system is made functional after replacement of damaged parts. The same was applied to DG (Fire) for its renewal in co-ordination with the Builder who has already deposited the required fees for renewal. Fire fighting renewal is pending with DG (Fire), Cuttack, needs to be expedited to meet legal implications in case of accident.

5. **Cooking Gas System:-** Many portion of Gas pipe lines are damaged & need of urgent repair / replacements. It is attended partly & requires more attention for the balance portions.
6. **STP:-** It has more legal implication than requirement. At present drinking water is being diverted for this purpose due to COVID-19 after resistance from many residents. Pollution Control Board may take severe actions against our society for violation of pollution standards.
7. **Accounting of Society Funds:-** It has been observed since the CRWA took over that, society funds are not maintained as per the standard accounting practice for which many FFC & ARC's are constituted and proper records are not available for budget analysis and budgeting. This is mainly due to frequent change of management and lack of Knowledge of the EB on the above matter. So miss-appropriation of society fund is imminent and corruption chances are more.
8. **Basement Conditions:** - Basement condition is very alarming. The ground water leakage is in increasing trend and it may increase further with time. So immediate attention required with an expert opinion to minimize the leakage or else this may lead to devastation if the lower basement will be filled with water where total electrical systems are installed. The basement drains and the expansion joints are also badly affected and need urgent attention.
9. **Condition of the Lifts:-** A detail survey was done along with the Thyssenkrupp (OEM) after usages of the lifts for more than 8 years. The following jobs are to be undertaken to keep the lifts in safe condition for operation.
 1. Replacement of wire rope for rest 25 lifts in phased manner.
 2. Replacement of mechanical parts of VFD motors.
 3. Installation oil immersed voltage stabilizer to avoid frequent stoppage due to voltage fluctuations.
 4. Installation AC at head room for safe operation of electronic cards or else the failure of lifts shall continue putting residents in danger condition.
10. As all of you are aware of that CRWA is collecting Rs.2.01/sqft for the day to day maintenance for which a budget had been prepared and got approved by the General Body held on 08.09.2019. But the above mentioned expenditures required to be spent from the capital fund available with the society or collection of extra money from all the residents.

As our tenure is about to complete and no work can be taken up due to the above reasons, this EB strongly feels that immediate attention should be given to expedite the proposals for the safety to both human and assets of the society. The above mentioned points are only our finding within our limited knowledge. The coming EB can further visualize and take appropriate action.