

## Technical / Advisory Committee MEETING – URBANA.

Venue : Board room – BNRI office  
Date : 22.12.2016  
Time : 5.00 PM

<b>Participants</b>	<b>(BNRI /COLLIERS / ONSULTANT)</b>
<b>Committee Members</b>	
Mr. P. N Ojha	Ms. Debjani Mukherjee
Mr. Kisor Nadhani	Ms. Arpita Dasgupta
Mr. D. Biswas	Mr. Avijit Bose
Mr. T. Basu	Mr. Partha Routray
	Mr. Chunilal Chatterjee
	Mr. Amresh Singh
	Mr. Rudra Gupta
	Mr. P. K. Chakraborty

Sl. No.	Subject	Action by	Target date
1.	<p>The <b>report of SGS for water test</b> as carried out by the Residents was reviewed. The results show that parameters of A) TDS, B) hardness and C) Bacteria are on higher side than the permissible limits.</p> <p>Both the areas of equipment design as also operational parameters were discussed at length with consultant and Colliers operation group and problem related to higher hardness was assigned to improper operation/maintenance and untimely regeneration of Softener. In order to improve the quality, it was suggested by Committee Members to take the following steps :-</p> <p>a) To improve the operating skill of WTP operators by imparting regular training;</p> <p>b) To check the operators' log sheet of WTP on regular basis by competent representative of Colliers/Committee and to ensure that the readings / parameters are within the prescribed limits.</p> <p>Presently no record on regeneration of Softner as also back wash of OC &amp; Filters were maintained which needs to be maintained regularly henceforth.</p>	<p>For information</p> <p>Colliers</p>	
2	<p>The WTP operation was reviewed and the Residents suggested for proper training of the operators and to establish a Standard Operating procedure (SOP) for the plant operation. Colliers informed that the operators are all trained and from professional agency. However it was agreed to prepare a SOP and circulate for proper guidance and operation of the WTP plant. Mr. P. K. Chakraborty to assist on the same.</p>	Colliers	30-12-16

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3	Colliers informed the Residents that the water tanks will be cleaned next week by a professional agency as a part of routine maintenance.	Colliers	05-01-2017
4	Residents suggested for purchasing of TDS Meter for checking TDS and Hardness tablets for checking hardness on a continuous basis for regular monitoring in treated water.	BNRI	To check and confirm availability
5(a)	It was discussed and agreed that for the parameters as per SGS reports which are higher than the permissible limit like TDS, Hardness, Bacteria, Ph, Iron etc. will be tested from external Laboratory on a monthly basis and will be jointly reviewed by BNRI, Colliers and UWA representatives.	Colliers	Daily /Monthly
5(b)	Regarding presence of bacteria as highlighted in the Test Report of SGS, Mr. P. K. Chakraborty pointed out that since delivery pipe goes below the ground level, water is getting contaminated which might cause presence of Bacteria. He suggested to raise the height of delivery pipes above the ground level to eliminate any possibility of contamination but BNRI expressed reservations about aesthetics. Committee Members suggested that delivery pipe be lifted over ground and by landscaping the aesthetics can be maintained.	BNRI/ Cooliers	Before 30 <sup>th</sup> Januray'17
6	The residents requested to furnish them with data related to WTP as also STP as per the list provided which Colliers need to provide in a week's time.	Colliers	Monthly
7	It was pointed out by Committee Members that almost every owner is installing RO filter in their individual apartment, therefore, it is worthwhile to consider a combined RO unit on terrace of each tower exclusively for drinking water supply to apartments. Consultant, Mr. P. K. Chakraborty has reservations about generation of large RO reject water from such RO water plant. However, Committee Members reiterated the fact that if RO filter is installed in each apartment, the reject water generated would be much higher compared to one RO plant at each tower. Moreover, RO reject water from terrace plant can be effectively used for gardening etc. while waste water at each apartment will be drained out and wasted. Agreeing to resident's point of view, consultant Mr. P. K. Chakraborty recommended the matter to be considered by BNRI management.	BNRI	---
8	To check high pressure and the fluctuation of water pressure in each tower, Residents suggested installing Pressure gauge along with the PRV. Matter to be discussed in the Management Committee. Colliers representatives confirmed there is provision of fixing pressure gauge after each PRV.	BNRI	To check the feasibility

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9	It was mutually agreed to meet once in every month to review and discuss on operational issues.	For information	Monthly
10	<p>On suggestion of Committee Members to provide a welcome kit containing information on contact details of Security, Reception various departments, maid, driver, pharmacy etc; BNRI confirmed that such a kit had been prepared by them but has not been properly distributed to residents. They will update the same and provide to all residents as a welcome kit.</p> <p>BNRI further informed about the following:-</p> <p>a) Reception area of Tower – 1, 2, 6 &amp; 7 will be decorated and furnished in January / February, 2017.</p> <p>b) Medical Room with facilities such First Aid Box, Stretcher, Wheel Chair, Medical assistance, Doctor’s visit will be properly organized soon and the updated details will be provided to Flat owners soon.</p> <p>c) Display of contact details at help desk and faster resolution of operational issues will be organized.</p>	<p>BNRI</p>   <p>BNRI</p>   <p>BNRI / Colliers</p>	<p>Immediate</p>   <p>January/ February</p>   <p>Immediate</p>