



PRESTIGE BELLA VISTA FLAT OWNERS WELFARE ASSOCIATION - PBVFOWA

Meeting No: 11/2021

Management Committee Meeting

Date: August 1, 2021

Location: Virtual on Google Meet

Time: 1700 Hrs

Members Attended: 22 Members+ 2 Ex-Officio Member

1. AGENDA:

1. Welcome by Secretary 2. Prayer 3. President address 4. Brief on the visit to RERA and CMDA 5. EGM – Modus Operandi	6. Presentation by Chairperson, Water Committee 7. TANGEDCO Issue 8. Conclusion
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- Secretary welcomed the members for 11th MC meeting, followed by prayer.
- President welcomed the members and immediately passed on to Secy for taking up the Agenda.
- Secretary discussed with the MC on the agenda issues as below:

2. Discussions & Proceedings:

a. Meeting with RERA and CMDA

Secretary thanked T3B MC, Shri Narayannen for arranging the meetings with RERA and CMDA on 23rd July with RERA at RERA Office both at Talamuthu Natarajan Bldg, Egmore.

He read out the gist of discussions with both officials and clarified the questions from members.

He also declared that because of sensitivity of GIST OF DISCUSSIONS, he would not attach as part of MOM but the same will be filed as attachment and kept as a CONTROLLED COPY and filed. He also informed that any member can come and read the document at association office.

b. EGM – Modus Operandi:

Secretary indicated that based on the Agenda approved by MC in previous MC, the EGM is tentatively planned either on 5th or 12th September 2021. Once the use of the Software for voting is finalised with internal IT experts, the dates would be announced to MC followed by to Assn Members.

c. Presentation on PBV Water issues by Chairperson, Water Committee

Shri Ramesh Krishnan made a presentation on the above topic concerning the Society. The executive summary of the presentation is provided below:

- A joint meeting of PPMSC, Equipment Vendor & PBVFOWA be done to review the Design Operation & Maintenance of the Water & Sewage treatment plants and Bore wells.
- Borewells which are yielding but not working due to Maintenance issues to be made operational installing required safety devices to ensure non-occurrence of frequent breakdowns.
- Necessary Process controls to be put in place along with Training of operators.
- Safety issues - Equipment, Product and Premises be rectified on a war footing.
- Non-working equipment to be repaired to ensure that the plant operates as designed.

Prestige Bella Vista Flat Owners Welfare Association

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- A working laboratory with simple testing equipment to be installed for online testing.
- Periodic testing of treated water to be done at a Government approved lab to ascertain Product quality.
- Plant Operation to be complaint to TNPCB and product to conform to WHO standards.
- Rainwater collecting & harvesting to be improved and recharge pits to be Cleaned and Charged as needed.
- Water Pressure to be regulated floor wise in the final distribution line to avoid issues of excess / low pressure across residences.

As decided in the MC meeting , the presentation is not for circulation and if anyone needs the presentation pl send a mail to Mr Ramesh . T8 MC Mr Subbu has requested in the meeting.

d. TANGEDCO Issue:

Secretary briefed MC on the TANGEDCO issue happened on Friday, 30th August, 2021. Only after the sign board was erected we came to know about , public entry for bill payment on the planned inauguration function followed by shifting of the office from the location near SRMC to PBV.

But with the timely intervention of Chief Engineer ,the Asst Divisional engineer agreed to

- 1.Cancel the inauguration and stop press release
- 2.Removal of sign board.
- 3.One month time for approval from 2613 residents.

We wish to thank Shri Narayanan , T3B MC wholeheartedly for his help. But for his call from Delhi , this would have not been possible. Please note temporarily we stopped the GOVT's action.

Please be noted ,there are two documents pertaining to TANGEDCO, one on the GIFT DEED mentioned the area gifted to TANGEDCO with location mentioned in the drawing and the second, the undertaking given by PEPL on the usage of the premises which is enclosed to this MoM for reference.

Secretary requested MC members to come out with their suggestions so that the same can be put forth to community for approval.

As per the agreement, we need not have to allow public inside and if such a situation warrants, the decision to provide a separate entry considering PBV safety will have to be decided by the General Body alone.

The meeting was concluded at 1840 hrs.

Prepared By Secretary



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3

1. Comments from Member in chat box

You
16:45

Good evening all

please type ur name and tower in chat box immly after log in

B Balachander 18C

You
16:46

Balakrishnan SS 18 C

Govindarajan MC Tower 5
16:57

Govindarajan - Tower 5

Krishnan Ramesh
16:58

RAMESH KRISHNAN TOWER 7

JAYAKRISHNAN MENON
16:58

Jayakrishnan Tower 7

Venkat Subramaniam
16:59

Venkat Subramaniam 9086

priyadarsini Satheesh
17:00

Priyadarshini T18A

Jayaprakas Subbaraj
17:01

Jeyaprakash T18A

Mani
17:01

Mani T16B

subbu R
17:03

Subbu from T8

Manoj Kumar
17:04

Manoj T2B

bharath chandra kumar
17:04

Bharath - T3A

Vedaselvi Nellaiyappan
17:04

VedaselviNellaiyappan T11

Gopal Maloo
17:04

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Gopal Maloo T8

You

17:05

please type ur name and tower in chat box immly after log in

Vasudevan Kothandaraman

17:06

Vasudevan K T 4A

P K Thiyaagavel

17:08

4187 / P k Thiyagavel

You

17:13

please type ur name and tower in chat box immly after log in

goppana narayannen

17:14

T S G Narayannen T 3B

Tower 18b Mc1

17:14

k mayilvahanan t18b

You

17:18

please type ur name and tower in chat box immly after log in

Govindarajan MC Tower 5

17:30

interesting. in short, the fault has been that of the association!!

P K Thiyaagavel

17:33

Bala, voice off and on

JAYAKRISHNAN MENON

17:34

initially i thought it it was a PRESTIGE person speaking, when he told that car parking issue has to be resolved by us.

CD Methew

17:37

CD Mathew , MC Tower 16B

Govindarajan MC Tower 5

17:37

RERA is totally ruled out. let us start taking over and start solving the problems

JAYAKRISHNAN MENON

17:37

Basically both the gentlemen are blaming the association for not taking over. Very surprising.

CD Methew

17:38

Since Irfan has not met his commitment to visit PBV, a delegation of 5-6 persons should visit Bangalore and meet him to understand his stance on the issue

Govindarajan MC Tower 5

17:40

nothing is going to be achieved through arbitration.

aarbitration can also take 20 years

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Govindarajan MC Tower 5
17:44

i think the government official was absolutely correct that the association has only been dragging its foot for so many years

TOWER 2B MC1
17:50

Opinion given by Rank Associates on the applicability of RERA to our community?

P K Thiyaagavel
18:03

Tneb let them keep a kiosk out side the compound wall for bill collection for outsiders
Where now several cars are parked (in the bend next to grace)

TOWER 2B MC1
18:05

Whether there is any clause in the agreement to provide for public access for bill payment or the building is only for administrative purposes..

Govindarajan MC Tower 5
18:05

TNEB will go ahead. We can only plan on regulating the consumers during their visit.

TOWER 2B MC1
18:08

GST on CAM, below 7500/- ...?

Govindarajan MC Tower 5
18:28

Water problem can be solved only by us. PPMS will not be bothered at all. We are heading towards disaster.

disaster

Govindarajan MC Tower 5
18:29

tanker water is also from bore wells. we need to check the hardness and iron content of the tanker water

goppana narayannen
18:33

I am leaving the meeting thank you

Govindarajan MC Tower 5
18:38

let us take courage in both our hands and start the process of taking over and go about replacing equipments right from water treatment to transformers.

Mani
18:43

RERA saying its not in their jurisdiction. CMDA interested only in collecting their dues. PPMS is making our living standards horrible. we should find a way to take over and find a good contractor to maintain the facility. we should consider the CC as independent process.

Manoj Kumar
18:44

Thank you!

2. PRESTIGE-TANGEDCO Undertaking:

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1. That we will provide necessary passage with fencing, gate, etc., for easy accessibility to TANGEDCO staff at all the time with or without tools for inspection, maintenance and repair work etc., on the post, structure, cables and other equipments installed in our premises.

2. That we will not ask for removal or shifting of the structure etc., to outside of the premises in future and to vacate the space provided.

3. That we will not demand rent or cost for the space provided to erect the transformer structure.

4. That we will allow the departmental vehicles in our premises for replacing transformer whenever required by the TANGEDCO.

For PRESTIGE ESTATES PROJECTS LTD.


Authorized Signatory

5. We also hereby undertake that TANGEDCO is at full liberty to use their installation and have the right to use its supply lines and equipments provided in the premises to other premises in the neighborhood and we will not object the same.

6. We shall not interface with any manner in the property of TANGEDCO in my premises and we are the fully responsible for the safety of the property of TANGEDCO in our premises.

7. We are aware that though the transformers structure and other installation are in our premises, the TANGEDCO is at full liberty to use their installation for effecting supply to other consumer and we will not object the same.

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