

Notes of the Meeting between

BAF & CEI

Held on 4th January 2018

BAF TEAM

Muralidhar Rao (Vice President)
Vidya Goggi (Joint Secretary)
Shankar Swaminathan (GC Representative)

CEI Team

D. H. Basavaraju (Chief Electrical Inspector)
M. V. Shashidhar (Additional CEI)
Srinivas
Prashanth

Presented By

BANGALORE APARTMENTS' FEDERATION (BAF)



INSPECTION FEE REMITTANCE

ISSUE

It was pointed out to the CEI that up to two years back, the remittance was to be made by DD, which was a simple and straight-forward mode. But, from last year, they have switched to an online remittance mode involving notified banks (following a directive from the Government to go digital), for which firstly a "challan" had to be generated, by following a procedure on the net. However, though a print of the flow chart for generating the challan has been made available along with the inspection notice, the procedure is seen to be cumbersome, more so with some of the banks refusing to accept the payments.

RESOLUTION

The CEI readily admitted that the procedure needed smoothening, and instructed his officials to work on it. The CEI suggested that he or Mr. Shashidhar may be contacted directly in case anyone had a problem in this regard.

PERIODICITY OF INSPECTION

ISSUE

It was pointed out that many apartments were receiving notices for inspection before the completion of 12 months from the date of the previous inspection.

RESOLUTION

The CEI confirmed that the rules required the inspections of Transformers, DG sets, Lifts and Multi-storied buildings are to be carried out annually. The dates are generally decided on the basis of when the installation was commissioned. If an apartment receives a notice for inspection before the completion of 12 months of the previous inspection, the CEI or the Additional CEI may be contacted directly.

CERTIFICATION FOR LIFTS

ISSUE

There is lack of clarity on the certification process for lifts in apartment complexes.

RESOLUTION

Lifts have to be certified as fit for use by the maker or a duly certified vendor after 10 years from the date of commissioning. A grace period of 1 to 2 years may be allowed for obtaining this certification. This certification, as well as subsequent certifications, will be valid for 5 years.



OWNERSHIP OF HT INSTALLATION

ISSUE

As per the current rules, one year after the commissioning of a HT installation, its ownership (inclusive of the transformers, LT cabling upto the meters, as also the yard) gets automatically transferred to BESCO. This being the case, logic suggests that maintenance too must be carried out by BESCO. However, the BAF team was of the view that the job best be retained as the responsibility of the respective complex associations, in their own overall interest. The question then arose of the need for transfer of ownership to BESCO.

RESOLUTION

After deliberations, it was decided that BAF take up the matter with Karnataka Electricity Regulatory Commission (KERC).

INSPECTION FEE

ISSUE

1. The BAF team brought up the issue of inspection fee being charged despite the HT installation being owned by BESCO.
2. The BAF team also brought up the matter of some contractors openly suggesting cash payments to be made to Inspectorate officials, before their acknowledging receipt of the compliance reports.

RESOLUTION

1. The CEI informed that, since the transformers ownership was with BESCO, the inspection fee was not being charged for them, but only for the rest, viz the MS buildings, D G sets, Lifts, etc.
2. The BAF team stated that, as a responsible organization, they are advising the members to comply with the rules and regulations in the interest of their own safety, and if any of them feels any of the stipulations are unreasonable, the matter could be taken up with the CEI, and addressed suitably.

The CEI also suggested that if the MC (managing committee) members are satisfied that the contractor has done a proper job, overall, they may themselves send the "compliance reports (made out by the contractor)", over their covering letters, by registered post, completing the cycle therewith.



OTHER MATTERS

1. The CEI stated that all information regarding their functioning is available on their website <http://www.ksei.gov.in>. The same is being updated currently, after which, they would be inviting us for comments / inputs, if any.
2. They are also planning on setting up a "help-line", until which time, they could be contacted on CEI's office number (080) 23371691, or if necessary on Mr. Shashidhar's personal number - 94481 40177.

