



No. KVAOWA/GGN/2024/12/4496

Dated: 04th February, 2024

CIRCULAR

Subject: Laying of CPVC pipes in A, B, C and MS Blocks to manage dripping water from Acs.

Dear Residents

As you all are aware, Air Conditioners are a necessity now and each of our apartments have multiple ACs. Dripping of condensed water from the AC units is inevitable when the ACs are in use. It has been the Society's concern all along to ensure that the water dripping from the ACs does not damage the outer walls of the apartments which are under the maintenance of the Society or spoil the aesthetics or looks of the apartments. Accordingly, the Society is issuing a circular every year before the start of the summer season asking the residents to lay pipes suitably so that the AC water is drained down safely. But, the Society has not been able to achieve good success in its endeavor. Still we have a large number of apartments where the outer walls are getting damaged/defaced.

2. With a view to find a stable solution to this problem the EC has since decided that the Society shall lay PVC/CPVC pipes in the vertical line in the Apartments in A, B, C and MS Blocks with a inlet provision at each floor. These vertical pipe lines will be in the line of the windows as mostly, the ACs are installed near the windows. There would be multiple lines depending upon the lay out of the apartments in different blocks. It would be convenient for the residents to drain out their AC condensed water through these pipes.

3. The project is proposed to work as follows:

S. No Block	Flat No.	No. of vertical pipes	Cost for per flat (Approx.) *
AA	12	1	420
A	406	2	815
B	309	3	1215
C	387	4	1655
MS(M)	324	3	890
MS(N)	324	4	1170

* it is onetime payment only.

4. It has been decided that the cost incurred on the execution of this project shall be collected from the apartment owners individually as part of AMS for the FY 2024-

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25. The Society is of the view that the proposed course of action will not only be cost effective, but would also take care of the aesthetics and the looks of the apartments. The work shall be carried out by the Society with due diligence with regard to its cost and the quality of work.

5. We hope that this proposal shall have the acceptance of the Apartment Owners/Residents. It is proposed to commence execution of the project by the 15th of February, 2024.

P Padmavati

(P Padmavati)
Secretary, KVAOWA

Copy to:-

1. All Collegium Member/EC members
2. Website/MyGate App.

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Damages caused by AC Dripping water to a building



An air conditioner dripping water can potentially damage a building in several ways, leading to both immediate and long-term consequences. Here are some potential issues:

1. Water Damage:

Walls: Continuous dripping can lead to water stains, discoloration, and damage to exterior walls.

Flooring: Water dripping onto floors can cause damage to floors and make them slippery.

2. Mold and Mildew:

Moisture Accumulation: Accumulated water provides a breeding ground for mold and mildew. These can lead to health issues and cause structural damage over time.

3. Structural Damage:

Damage to beams and columns: If the water drips onto structures, such as beams or support columns, it can weaken the strong beams and columns over time, compromising the structural integrity of the building.

Foundation Issues: Water pooling around the foundation can lead to erosion and compromise the stability of the foundation.

4. Aesthetic Damage:

Deterioration of Finishes: Water damage can lead to the deterioration of paint, grit wash, or other finishes in the affected areas, affecting the overall aesthetic appeal of the building.

5. Electrical Issues:

Risk of Short Circuits: Water dripping onto a structure carrying electrical wirings can pose a risk of short circuits, leading to electrical malfunctions, fires, or damage to electronic equipment.

6. Reduced Efficiency of HVAC System (Heating, Ventilation and Air Conditioning):

System Malfunction: If water is affecting the internal components of the air conditioner, it can lead to malfunctions, reduced efficiency, and increased energy consumption.

Cooling Capacity Reduction: The overall cooling capacity of the system may be compromised, affecting the comfort levels inside the building.

7. Increased Energy Costs:

Inefficient Operation: An air conditioner that is not functioning optimally due to water damage may need to work harder to maintain the desired temperature, leading to increased energy consumption and higher utility bills.

IMPACT ON PROPERTY VALUE

Cosmetic Damage: Stains, discoloration, and other cosmetic issues caused by dripping water damage can affect the overall appeal of a property. Potential buyers may be deterred by the need for extensive repairs.

Maintenance Costs: Properties with water issues may require costly repairs and ongoing maintenance. The perceived or actual financial burden of fixing these issues can impact a property's value.

Insurance Premiums: A history of water damage may lead to higher insurance premiums for a property. This additional cost can be a concern for potential buyers and affect the property's market value.

Market Perception: Properties with a known history of water-dripping damage may be perceived negatively in the real estate market. This perception can lead to lower demand and, consequently, a decrease in property value.

It is crucial to address any such issues with an air conditioner dripping water promptly to prevent these potential damages and losses.

Therefore, as a part of management's ongoing efforts to enhance the functionality and efficiency of air conditioning water-dripping systems, we would like to inform you that the management has decided to install water-dripping pipes for draining air conditioners' water throughout the building.

The purpose of these pipes is to effectively manage and redirect the condensate produced during the air conditioning process. This proactive measure is aimed at preventing potential water damage to the units and surrounding areas. A sample pipe was instituted at the MS-11 building last year for observation, the results are very effective. The building was saved from the aforementioned problems. A photo is provided below:

