VISHWAS NAGAR EVACUEE'S PLOT PURCHASERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

(Regd No 2027)
VISHWAS APPARTMENT, PLOT NO 6A, SEC 23, DWARKA NEW DELHI 110077,
TELE: 0114572818

Dated: 22 Nov 2024

MINUTES OF THE MEETING
AGBM - 17 Nov 2024

1. The AGBM was called for 2023-24 vide notice dated 03 Nov 24. The scheduled time for commencement of AGBM was 1000 h, however, due to lack of quorum, the same was postponed to 1100 h. The AGBM commenced at 1100 h with the available quorum. The President welcomed all available members.

2. **Presentation of Audited Report FY 2023-24.** The audited report for FY 2023-24 was presented before the house for consideration. Sh Ajay Gaur had the following observations:

(a) While the balance sheet indicated an expenditure of Rs 11.79 lac on maintenance the audit report said that 'no amount on repair and maintenance was spent during the current year out of building maintenance fund'. The same needed to be corrected in the audit report.

(b) He also pointed out that out of Rs 36 lac received towards lift upgradation, an expenditure of Rs 32.3 lac was incurred till 2023, therefore the balance should have been Rs 3.7 lac whereas the balance sheet reflected a balance of Rs 1.96 lacs only.

(c) He also requested that details of expenditure on building maintenance be provided.

(d) He brought out that the fund collected for specific purpose should be backed by equivalent deposits.

(e) The unspent collections should be transferred to FDs to get a better rate of return.

Decision. Points 2(a) and 2(b) would be checked and necessary amendments would be incorporated. Ledger details of building maintenance expenditure would be provided to the members. The position of fund collection towards the present collections, as on 31 Aug 24 and expenditure as on the same date was disseminated to the members. Point 2(e) would be implemented. The Audit Report was there after adopted by the GBM.

3. **Approval for Budget 2024-25.** The budget for the FY 2024-25 was presented to the GBM. Sh Ajay Gaur brought out that a limit of 15% on budgeted Rev Exp and 10% on budgeted Cap Exp should be fixed. In case an escalation is envisaged during

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execution stage of project the revised sanction may be obtained from members either by calling an SGBM or by circulating and obtaining consent letters. While discussing the progress of ongoing projects it was also suggested that collection of last quarterly installment of Rs 25,000 may be withheld.

Decision. The cap on expenditure limits as suggested by Sh Ajay Gaur were accepted for implementation prospectively. Also, the collection of last installment of Rs 25,000 would be held in abeyance. The GBM approved the budget for FY 2024-25.

4. **Structural Audit Report and FAR Extension.** The President informed that the structural audit was completed during the period since the last AGM and the report had been submitted to the concerned agency. The members wanted to know the content of the report. The same was read out to the members which indicated that the structural integrity of the building was in good to very good condition. Only one pillar in one of the test was in poor condition. This clears the condition for going in for FAR extension subject to approval of the members.

5. The members thereafter discussed the issue of revising the ceiling of 75% willing members for FAR extension as agreed in earlier GBM. Smt Pooja brought out that while good 65% members were willing for FAR extension last time as well, it was incorrect to that their interests be ignored and a downward revision of willingness to simple majority figure of 51% be done. The same opinion was echoed by some other members as well. Sh Nandji MIshra while opposing the motion said that the figures of last time were not circulated to the members. This was rebutted by the President and some other members that the notice regarding the same with details of willing, unwilling and conditional willingness was widely circulated to the members. The motion was put to vote by show of hands. Out of the 26 members present, 11 members were against lowering of the 75% ceiling while 15 members were in favour of lowering of the limit to 51%. After the voting Sh Nandji Mishra and Sh Amit Goel insisted that decision to amend the decision of previous AGM regarding 75% consent for FAR extension be passed by special majority. The President said that to the best of his knowledge there was no provision in DCS Act and Rules to allow this, since a copy of DCS Act and Rules had been brought to the meeting by some of the members, they may consult the same and bring it to the attention of the AGM. Brig (Retd) DS Ahlawat brought out that the extension would affect the ventilation, sunlight, the noise and dust during construction phase, and uneven shape of building if some members do not agree for extension. Sh Ocean Talwar said that despite these inconveniences the willing members were ready to invest money and go ahead with extension.

6. The President there after briefed the members on some of the salient issues related to FAR extension. These were:

(a) The FAR was about 1.75 and the ceiling for FAR extension was 2.0. Therefore, the expectation of highest coverage as envisaged may not be possible, however, this would be finalized once the Architect is employed and calculations are done.

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(b) The best possible lay out would be one room on one side, all balconies on one side and extension of drawing room. However, this again would be subject to final design as prepared by architect and approved by the regulatory authorities.

Decision. The following points with regard to FAR Extension were decided by the AGM:

(a) A consent letter be obtained as last time from all members. If 51% or more members are willing for FAR extension, the project should be undertaken for FAR extension.
(b) A committee should be made from within willing members which oversee the execution of the project.
(c) The cost of hiring the architect would be borne by the willing members only, unlike last time when all members paid for the same.
(d) Any member who initially refused but joins at a later date may be included on payment of interest as applicable for delayed payment of MMC (@15%). The proceeds so collected would be distributed equally amongst the members who joined the project at start.

7. **Lift Licence.** The members were informed that renewed lift licence had been obtained in Apr 24.

8. **Fire NOC.** The members were informed that after about 4 years effort and a lot of investment on fire equipment and upgrading the infrastructure to the present building norms the fire NOC has been obtained in Oct 24. The validity for the same is 5 years. It was also brought to the notice of the members that had the Society regularly obtained fire NoC during the previous years, the cost incurred on covering of electrical shafts and construction of lift lobby would not have been necessitated. The President brought out that there may be surprise inspection by fire department and any un-serviceability of the equipment or encroachment may lead to cancellation of the fire NoC. It was also brought to the notice of the members that some of the members were continuing to occupy the common area and were happy paying the fine imposed.

Decision. The following were decided by the AGM:

(a) The fire fighting system should be maintained in serviceable condition for the safety of the residents.
(b) Zero tolerance towards encroachment in common areas. Resident occupying common area should be fined for three months, if they fail to vacate the area beyond three months, the personal effects should be removed and confiscated by the MC.

9. **Individual Electricity Meters.** The members were informed that application for converting from single point distribution to individual meters had been submitted with BSES on 23 Sep 24. The same would be pursued and consultancy as required would be hired to expedite the shift.

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11. Sh Anil Kumar Sharma brought out that the society needs to shift to roof top solar power system to reduce the electricity bill for the common area. The President informed that the matter was discussed with a consultant who informed that first the individual meters should be installed so that power agreement need not be revised. Mr Anil Kumar Sharma informed that the details may be rechecked with BSES once again since this may not be required as per his information. The other members were also of the opinion that solar power project should be undertaken at the earliest.

Decision. The members were assured that the case would be expedited to install roof top solar power system at the earliest.

10. **RWH Revamp.** The members were informed that as suggested by Sh Atul Bhatnagar in the last AGM to go for competitive bidding for the project, the same was implemented. A tender advertisement for fire fighting system and RWH project was published and the contract was awarded based on responses so received. The revamp of RWH could not be started due to the monsoons initially and later due to implementation of GRAP measures. The work would be started once the GRAP measures are lifted.

11. **Generator Replacement.** The members were informed that since the last AGM, the MC had spoken to other CGHS and carried out a study PNG vis-à-vis Diesel CPCB IV genset and the following emerged:

(a) A PNG gene is available only 100/ 125 KVA models while the society requirement was 82 KVA.
(b) The cost of PNG generator is approximately 3-4 lac higher than a diesel CPCB IV generator.
(c) The installation cost and monthly billing for a IGL connection would cost a significant amount to the residents, even if there was no/ minimal usage of generator.
(d) Any NGT norms on emission would be applicable atleast for 10 years, thus, a replacement of a diesel CPCB IV generator after 10 years would be lesser than a PNG generator running for 20-25 years.

12. Sh Ajay Gaur suggested that the Society may explore the option of renting a diesel CPCB IV generator rather than buying one. Brig (Retd) DS Ahlawat was of the opinion the gas prices would show an upward trend in future and installing a PNG generator may not be an economical option.

Decision. It was decided that renting of diesel CPCB IV generator be explored by the MC, however, if that is not possible or the cost factor is unfavourable a diesel CPCB IV generator should be expeditiously procured and installed.

13. **Water Outlet from Individual Air Conditioners in Common Area.** It was brought to the attention of the members that water from individual air conditioners in

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common area was a cause of concern, since it leads to water accumulation and slipping and injury to members cannot be ruled out. It was suggested that while members should make proper arrangements for water outlets from air conditioners, at some places this may not be possible and additional external pipe may be installed for the purpose.

Decision. The members were of the opinion that the drainage of the water outlet from air conditioners is the responsibility of the residents and the MC should not allow dripping of the water in common area from air conditioners. The provisioning of additional pipe line for the purpose may be deferred for the time being.

14. **FAR Extension and Related Issues.** The point forwarded by Sh Ocean Talwar, Sh Mahesh Juyal, Sh Pramod Kumar and Sh Sanjeev Roy, has been discussed and minuted Para 4,5 and 6 above.

15. **Expenditure of Shaft Repair.** The point was forwarded by Sh PK Budhiraja and Sh Atul Bhatnagar. The President informed that due the short interval between the last AGM and the present AGM, as also the various other projects at hand like Structural Audit, Lift licence, Fire NOC, etc the time was inadequate to work on the same. However, the same would be made available by 31 Dec 24.

16. **Seepage and Related Issues.** The point was forwarded by Sh PK Budhiraja. The President informed that since the last AGM 80% -90% cases of seepage emanating from the individual flats had been resolved due to active perusal and convincing by MC with the residents. The case of Sh Budhiraja was also taken up with Sh Sandeep Goel who immediately got the repairs done. It was very surprising that the members do not want to talk to their neighbours to resolve such issues but want the intervention of MC, which reflects poorly as well as may be counter productive. The members were requested that the first effort to approach their neighbours should be made the affected individual and in case of non cooperation, the MC should be asked to intervene.

17. **Selection of Colour and Quality Control on Work Services.** The point was forwarded by Sh Atul Bhatnagar. The members were informed that as far as possible effort was made for matching the colors with the earlier one however, it was not always possible to arrive at the correct shade. The quality of the work was ensured by personal involvement by MC members, however, if the residents notice something which needs improvement during on going works they are free to bring to the notice of the MC and contribute towards betterment.

Sh Ajay Gaur and some other members are brought out that painting of stilt area, boundary wall and guard room (exterior) should be taken up to provide facelift to the society. The same was agreed upon by the members.

18. **Interlocking Tiles on Perimeter Road.** The point was forwarded by Sh Sanjeev Roy. It was informed that during FAR extension when the same is nearing completion, the same could be undertaken.

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19. **Roof Repair/ Tiling Due to Deteriorating Condition of Surface and Consequent Seepage.** The point was forwarded by Sh Mahesh Juyal. The members were informed that it was becoming necessary to resurface the terrace, since patch repairs were not a permanent solution. The members accepted the necessity and asked the MC to come up with a suitable repair plan for the same.

20. **Miscellaneous Points.** The following points were brought out by members during the meeting:

(a) **WhatsApp Group.** Sh PK Budhiraja brought out that WhatsApp group may be reactivated for effective dissemination of information. The President informed that presently society website was active and updated regularly for dissemination of information and the email was also being used for two way communication, besides this complaint register was also being maintained and perused by MC members regularly, therefore, the MC would not like to start the WhatsApp group which previously was more of nuisance value. Other members suggested that it was convenient to share and monitor information over WhatsApp than over website or email. A Society WhatsApp group may be created in which only administrator would post messages.

Decision. The President agreed to create a WhatsApp group with administrator only message setting.

(b) **Covering of Shafts.** Sh Ajay Gaur and Sh Atul Bhatnagar asked for plan for coverage of shafts. The members were informed that there were various options and the cost effect of the same would be worked out and brought before the AGM.

(c) **Traffic on the Service Lane.** The members raised the issue of increase traffic on service lane due to opening of Dwarka Expressway. The President informed that the MC was alive to the situation. As precautionary measure the convex reflector was placed opposite the Society gate for better visibility of traffic approaching from Plot No 5. Additionally, letters have been written to ACP Traffic and TI Dwarka to block the entry into service road from Plot No 4. Dwarka Federation has also been asked to intervene on the issue. TI Dwarka had visited the area to take first hand information on the situation and the MC is trying its level best to resolve the issue through active involvement.

25. The President thanked members for their participation in the AGBM. There being no further points the AGBM came to a close at 1330 h.

(Surendra Malik)	(Sanjeev Roy)	(Nitin Jain)
President	Vice President	Secretary

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