

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

(Regd No 2027)

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Ref No \_\_\_\_\_

Dated: 14 Mar 2019

## **MINUTES OF THE SGBM** **10 MAR 2019**

1. A Special General Body Meeting was convened in the Society Community Hall on 10 Mar 19, at 1000 h. The Notice for the same was given on 03 Mar 19. The meeting was Chaired by Sh Surendra Malik, President MC, all members of the Management Committee were present. The required quorum was not complete at 1000 h and after the scheduled waiting period of one hour, the SGBM finally started at 1100 h. The list of members attending the SGBM is per the attendance sheet attached as Appx A.

2. The meeting commenced with the President welcoming the members to the SGBM. It was informed to the members that the Management Committee was about to get the work services initiated for various maintenance projects, therefore a need was felt to call a SGBM to apprise the members about the same and to take them into confidence, as well as to take financial approval/ short listing of contractors for the same.

3. **Special Repairs to Shafts and RWH and Short listing of Contractor from the Received Proposals:** The members were apprised about the scope of work which is as follows:

- (a) Change of waste water, drainage and RWH pipes with PVC pipes
- (b) Water proofing and plaster with Weather shield paint in the shafts
- (c) Re routing of RWH pipes i.e. segregation of balcony drainage from terrace monsoon water drainage pipes and re routing to respective destinations.
- (d) Covering of shafts with suitable easy access removable/open able panels.

4. The members were briefed that about eight contractors were approached for the project. Out of these only three have submitted their proposals. These three were:

- (a) M/S AR Enterprises
- (b) M/S AP Singh
- (c) M/S Interior Associates



5. The proposals received were put up to the house. The background of all the contractors was also briefed to the members. The various options for covering of the shafts were also discussed at length.

6. **Decision:** The house decided that:

(a) The project was a major work which would involve a lot of capital as well as time. Therefore, the contract should be awarded after due diligence, and to a reputed and reliable contractor even if it was not the lowest quotation. The house authorized the MC to initiate further negotiations with M/S AR Enterprises.

(b) With the view of involving maximum participation as well as to utilize the experience and domain expertise of residents on the request of MC a sub committees was formed:

(i) **Project Negotiation and Monitoring Committee:** The nominated members are: Sh U K Madan, Brig D S Ahlawat, Sh. S. Batla, Sh U K Madan and Sh I M Arora, Dr A K Garg and Sh M Nandi.

(c) The members also decided that the present fresh water pipes would also be changed with CPVC pipes. The additional proposal for the same may be obtained from the shortlisted contractor.

(d) The members suggested that penalty clause on delayed completion maybe inserted in the contract to ensure timely completion.

(e) The members agreed on covering the shafts with screwed ACP sheets. However, there was suggestion to explore the possibility of covering with GRP Grid panels. The members were informed that the possibility would be discussed and the final decision would be taken by MC and CNC, the same would be conveyed to members through social media so as not to delay the project. The members agreed to this.

(f) The house sanctioned an amount of Rs 33,00,000/ (Rupees Thirty Three Lakhs only) for the project. The amount would be drawn from the Building Maintenance Fund created for the purpose.

7. **Special Repairs to Fire Fighting System and Short listing of Contractor from the Received Proposals:** The house was briefed on the non operational fire fighting system of the society and the need to have it repaired at the earliest. The members unanimously agreed that it was a mandatory safety requirement and should be made serviceable at the earliest. Two proposal as received were put up to the house, these were from:

(a) M/S VK Engineers





(b) M/S Aman Fire Fighting Services.

8. **Decision:** The proposal sent by M/S Aman Fire Fighting Services was not comprehensive and seemed vague. Therefore, the house authorized the MC to initiate further negotiations with M/S VK Engineers for repairs to the fire fighting system. The house further decided that once the system is made fully serviceable, the MC should go in for an AMC to maintain it for future. The members also requested the MC to organize a fire safety demonstration and drill for the benefit of the residents as well as the guards and the caretaker. The house sanctioned an amount of Rs 5,00,000/ (Rupees Five Lakhs only) for this project. The amount would be drawn from Building Maintenance Fund created for the purpose.

9. **Special Repairs to Perimeter Lights and Provision for Additional Light Points in Basement:** The members were apprised about the poor condition of perimeter lights and the consequent dangers with frequent leakages in the system.

10. **Decision:** The members approved the project at a cost of Rs1,50,000/ (Rupees One Lakh Fifty Thousand only) for the replacement of wiring, lights to LED lights and additional light points for the basement. The house suggested that the work may be done either by the existing contractor M/S Radisson Ltd or anyone else as may be approved by the Managing Committee. The amount would be drawn from Building Maintenance Fund created for the purpose.

11. **Action Against Defaulters for Non Payment of MMC and Water/ Electricity Bills:** The house was informed that due to sustained efforts, the number of defaulters had come down substantially. However, a number of members continued to default on payment of MMC, water and electricity dues. The members are being informed of their dues through various means like individual bills, list on notice boards, WhatsApp and Society website however, some of the defaulters feign ignorance about it and at times have been hostile to MC members when being reminded. The Society till date had been charging 15% interest on delayed payments and since sufficient money was available in the Society account, the pinch from delayed payments on functioning was not being felt. However, with the projects in pipeline, delayed payments would lead to liquidity crunch. The house was asked to suggest any new measures to be initiated against defaulters so that honest members do not feel cheated and the projects are also not delayed.

12. **Decision:** The house suggested that the interest charged on outstanding dues may be revised upwards from present 15% PA to 24% PA. The same shall become applicable w.e.f. the month of April 2019 for all unpaid amount as on 31<sup>st</sup> March 2019.



13. **Presentation of Annual Budget for FY 2019-20:** The annual budget giving details of income and expenditure was presented for discussion and approval. The forecasted collection from MMC was pegged at Rs 19,02,000/ (Rupees Nineteen Lakhs Two Thousand Only), while the expenditure under various heads was projected at Rs 18,94,000/ (Rupees Eighteen Lakhs Ninety Four Thousand Only). No hike in any charges was proposed by the MC in budget 2019-20.
14. **Decision:** The house unanimously approved the budget for FY 2019-20.
15. **Regularization of EPABX Replacement:** The members were informed that since old EPABX was having maintenance issues, M/S Radisson Ltd was approached to carry out the servicing of the same. The estimates for repairs were as good as buying a new system, while no assurance on reliable service would be there. Therefore, the MC decided to replace it with new 80 line EPABX with new Intercom sets in lifts and CLI display in Guard Room.
16. **Decision:** The house approved and ratified the total expenditure incurred on replacement of new EPABX system.
17. **Change of Society Board:** The members were briefed about the poor condition of the Society Board. It was informed that the same was installed in 2012 and required replacement. The cost of the new board would be in the range of Rs Twenty Thousand to Rs Forty Five Thousand depending upon the material.
18. **Decision:** The house was of the opinion that in view of the huge expenditure likely to be incurred on various maintenance projects in near future, the replacement of the society board may be deferred to a later date.
19. **Installation of Boom Barrier:** The members were asked their suggestions on installation of boom barrier with RFID reader to prevent frequent opening and closing of the main gate. The approximate cost of the project would be Rs Two Lakhs.
20. **Decision:** The members were of the opinion that installation of the boom barrier with present design of the main gate may not be feasible and would probably require redesigning of the gate and adjoining area. The project may be considered at a later date.
21. **Proposal for Extension of Flats to Utilize the Increased FAR:** The members were informed that with increased FAR many CGHS in Dwarka were going in for extension of flats. In this regard one of the Architect cum contractor had approached





the management with the proposal for flat extension at a approximate cost of Rs 1350/ per sq ft plus an additional cost of about Rs 5,000. He had informed that about 250 sq ft extension per flat would be possible however, the same shall be confirmed once he has approved maps available. The MC made efforts to locate the approved drawings of the Society, however, they are not available with the Society. The Architect has assured that he would be able to get the drawings from the Archives Sec of DDA at some added cost. The members were asked their opinion on the issue.

22. **Decision:** Dr AK Garg volunteered to help the MC retrieve the approved drawings from DDA using his personal liaison. Once received they would be forwarded to the Architect to give a plan on extension as well as the exact size of area that would be available. The house approved an expenditure of approx. Rs 20,000 (Rupees Twenty Thousand Only) towards the consultancy charges of the Architect and any expenditure if required towards obtaining duplicate approved drawings from DDA. Once the plan is received it would be put to the members for consideration and written approval would be asked from members for the same.

23. **Policy for Allotment of Parking Slots:** It was brought to the notice of the members that the society was designed for only sixty parking slots i.e. one car per flat. However, attempts was made to carve out two slots per flat, but in the process all slots were not of the same size and in fact some of them could only provide restrictive parking. Additionally, it was also brought to their notice that since the parking slots were not allotted along with the flats there was no individual ownership attached to them and it would be only allotment for usage.

24. **Decision:** After a lot of deliberations, a consensus was reached that all members would be provided one standard covered parking space of approximate dimensions 16 ft X 8 ft. The second parking space would be chargeable. Separate charges would be there for covered or open parking space. The third and subsequent parking space would be provided, if available, at graded steeper charges. The allotment of parking space would be closer to the tower of the members. All effort would be made to provide visitors parking inside the Society. Dr AK Garg volunteered to make a plan for approval by the house.

25. **Miscellaneous Points:** The house also discussed various miscellaneous points for implementation. These were as follows:

(a) **Use of PA System:** The MC apprised the house that in the recent past, one of the residents continued using the PA system at loud volume late into the night despite repeated requests from the MC Members. This caused a lot of



inconvenience to children especially during examination time as well as elderly people and members with medical condition.

**Decision:** The house laid down the last time for use of PA System as 2230 h, this was in consonance with the timings as laid down by Judiciary and Administration. If any member refuses to abide with the timings despite repeated requests the MC is free to approach the police for suitable action.

(b) **Labour Working Timings:** The MC brought the issue of labour being engaged by the members late into night. This not only caused inconvenience to the fellow residents, but also could be a safety and security issue.

**Decision:** It was decided that no hammering, drilling and related activity which causes noise would be permitted only between 0900 hr till 1830 h. However, painting etc which may not cause much disturbance in the neighborhood may continue till 2000 h.

(c) **Littering of the Society Premises:** The MC brought to the notice of the members that despite best efforts the society premises were not up to the desired standards of cleanliness due to individual members littering the area. It had been observed that left over food, wrappers and fruit and vegetable peels were being thrown in the common areas. The members were requested to discourage their family members especially children from such practice. Maintaining clean surroundings is not only the responsibility of the MC alone, but requires cooperation from all members.

(d) **Water Consumption:** The members were briefed on water consumption and the efforts made by the MC to restrict the drawings within the free entitlement provided by DJB. However, the efforts of MC would be successful only if individual members practiced austerity and prevented wastage of water. This would not only be a saving money but also environment.

(e) **AC Drainage:** The members were informed that a number of residents have not properly placed their respective AC water drainage pipes and that the water falls over the perimeter / common area / in front of lifts, etc.

**Decision:** It was agreed that if the AC drain pipe are not properly placed by end of April 2019, and the MC finds water falling over the perimeter / common area / in front of lifts, etc., then the MC would start charging the respective flat a monthly penalty @ Rs.200/- per drain felling in the area.



(f) **Renting of space in Lifts:** The members were informed that an agency has approached the Society and have given a proposal wherein they would use some lift space for advertisement on rental of Rs.650/- per lift per month.

**Decision:** It was agreed that the proposal be used to increase the additional flow of funds into the society kitty.

26. **Inauguration of Society Office.** The members were informed that the Society office has been completed and the same has been made fully functional. The members congratulated the MC for the same. A visit was planned for the members to the office after the meeting.

27. There being no further points the meeting came to a close at 1330h.



Chairman