

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:
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Dated: 22 Feb 2024

MINUTES OF THE MEETING AGBM - 11 FEB 2024

1. The AGBM was called for 2023-24 vide notice dated 28 Jan 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 and regretted the delay in convening the AGBM due to unavoidable circumstances.

2. **Presentation of Audited Report FY 2022-23.** The audited report for FY 2022-23 was presented before the house for consideration. Sh Nandji Mishra questioned the delay in audit report and convening of the meeting. The President informed all members that the procedure for appointment of auditor and subsequent availability of auditor occasionally leads to delay, which was the case this year. Sh Nandji Mishra wanted to know if the tax return had been filed, to which it was informed that it had been filed. He further asked if the approval of GBM is not required for the audit report and if the GBM wanted to amend the same. Dr AK Gupta, intervened in the discussion and said that since a qualified auditor appointed by the RCS had approved the financial statement, such an issue should not arise. The President briefed the house that as per Sec 31 (1) (c) of DCS Act, it was the "consideration of report by the AGBM". He was also informed that the tax return had been filed. Sh Nandji Mishra further asked about the rent reversal which had been shown in the in I&E Account. The President explained that it was an incorrect calculation of rental increase which had been done by the Society, which was reconciled and thus, reversal entry. Sh Nandji Mishra asked that the total expenditure on plumbing should be circulated to the members. The President said that the same would be done.

Decision. The annual audit report was adopted by the GBM.

3. **Approval for Budget 2023-24.** The budget for the FY 2023-24 was presented to the GBM. Sh PK Budhiraja brought out the increase in the expenses. The President informed the GBM that the expenses had increased many folds since the last revision of the MMC in 2018. In the current year the expenses could be barely met since the AMC of lifts was substantially less, but the same would not be possible in FY 2024-25. This



would require an increase in MMC. The details of the discussion and decision are listed subsequently under the relevant heading.

Decision. The GBM approved the budget for FY 2023-24.

4. **Upgrade to Dual Fuel Generators/ PNG Generator.**

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President informed that as per CAQM F No 11018/01 2021- CAQM dated Sep 2023, there is prohibition on use of Diesel Generators. They were required to be changed to Dual Fuel generators or PNG generators by Dec 2023. The members were informed that present generators could be used only if the PNG company was unable to provide PNG connection, even in that case the back up supply was to be only used for emergency services. The members were also informed that further to the CAQM letter dated Sep 2023 mentioned above, a fresh letter CAQM 18015/01/2022 - MERD/3277-97 dated 06 Feb 2024 had recommended environmental damages charges to be levied in case of continuing use of diesel generators. The members wanted to know the current capacity of the generator. They were informed that the present generator was of 82.5 KVA capacity, however, in PNG generators only 62.5 KVA or 125 KVA generators were available. The quotations from authorised vendors through INDIA MART were invited. The approximate cost was Rs 13,50,000 to Rs 14,40,000, GST, installation charges, civil and electrical works and IGL connection would be additional. This would take the cost per generator to Rs 20,00,000 approximately. It was suggested to the members that one generator could be brought new and one of the present generator could be for the moment converted to PNG at an approximate cost of Rs 4,00,000, the other generator could be either back loaded in buy back or retained for cannibalisation depending upon the economics of each option.

Decision. Towards replacement of present diesel generators to PNG generators the GBM decided on the following course of action:

- (a) Buy qty one new PNG Generator (Kirloskar/ Cummins/ Mahindra) of 125 KVA capacity, include other charges as explained above.
- (b) One of the present Diesel Generators to be converted to PNG.
- (c) The other present Diesel Generator to be either sold in buy back (if option available)/ scrap/ retained for cannibalisation, depending upon the economics.

5. **Revamp of Rain Water Harvesting System.** The members were informed that as per the current NGT guidelines only rooftop rainwater is to be routed into the RWH system. All the surface water and water from balconies is required to be routed into the drainage system. The deadline for implementing the same is 31 Mar 24, failing which DJB would impose penalties for the same. The members were also informed that the present contractor had been approached to relay the RWH system as per the new norms. He had suggested that the roof top water would be routed through a new pipe which would run along the existing RWH line and drained into the existing RWH pit. The remaining water from balconies and surface would be drained from present system into



the drainage system. The total cost involved in this project would be about Rs 7,65,000/-. The members wanted to know if any other vendor had been contacted. They were informed that the present contractor is an approved contractor of DJB and has been providing satisfactory services over the last many years. In between another vendor was engaged for RWH system certification, however, the same was not acceptable to DJB and hefty penalty had to be paid, subsequently, the present vendor was again engaged.

Decision. The members agreed for early revamp of the RWH system as per current norms with the present contractor to be engaged for this work.

6. **Structural Audit.** The members were informed that DDA had ordered the structural audit vide DDA No F08(2020)DDA/Bldg/399 dated 25 Jul 22. This issue had been discussed in the last AGM as well. The MC consulted other CGHSs and was informed that Sh Bindeshwar Pandit of BP and Associates had carried out the structural audit of many Societies to the satisfaction of the respective societies. The proposal was asked from him and he has quoted a figure of Rs 2700/ plus GST for the same. In addition to the above amount, the cost of labour and retrofitting/ repair if required to be carried out would be separate. The procedure of structural audit was explained in detail to the members.

Decision. The members agreed to get the structural audit done on priority through the proposed auditor.

7. **Covering of Shafts.** The issue of covering of shafts was discussed with members.

Decision. The members were of the opinion that covering of shafts should be initiated once the seepage issues are fully addressed.

8. **Fire Fighting System Certification.** The members were informed that fire fighting system had been revamped and an application was filed for obtaining the NOC from the Fire Deptt. However, the inspector objected that the sealing of the lift for the basement was broken and the electrical shafts needed to be covered. Besides, there were other points of minor nature which had been resolved. Accordingly, four vendors had been approached for construction of lift lobby and covering of electrical shafts. Only one of them, M/S Bhawan Fire Pvt Ltd had responded and quoted an amount of Rs 6,03,000/ plus additional civil works. The members were also informed that the fire shafts had been encroached by the residents and the same need to be vacated. The issue of convenience fee being demanded by various deptts were also brought to the notice of the members, and since the amount is paid in cash, the MC was reluctant to go ahead. Sh Atul Bhatnagar brought out that he may be able to get additional reputed vendors as also some contacts to obtain the NOC from Fire Deptt.

Decision. The house agreed that if possible competitive bidding should be there and asked Sh Atul Bhatnagar to hand over the required information to MC in this regard



within one month. The members also affirmed faith in the MC for convenience fee whenever required. The MC on its behalf said that whenever such payments are being made, a couple of other members would be requested to be available.

9. **Contingency Fund.** The members were briefed that as per DCS Act Sec 81 and DCS Rule 94 all CGHSs are supposed to create a Building Replacement Fund within 5 years of occupancy or obtaining completion certificate whichever is earlier. However, in the present case the same had not been created and the present works which have been discussed involve a significant expenditure. At present tower rent was being reappropriated for this purpose which would not be adequate to meet up this expenditure.

Decision. The members were of the opinion that like collection for lifts, same route should be followed for collection of funds. A rough calculation was carried out and approximate expenditure of Rs 60,00,000 lakh was expected for the following works:

- (a) Replacement of one generator to PNG generator.
- (b) Conversion of one existing generator to PNG generator.
- (c) Revamp of RWH System.
- (d) Structural Audit and expenses thereof for retrofitment and repairs.
- (e) Construction of Lift Lobby in basement and coverage of electrical shafts and NOC from fire deptt.
- (f) Repairs for electrical panels and NOC from concerned deptt for handing over the system to BSES.
- (g) Repair of overhead tanks.

The exact expenditure would be worked out and shared with members and demand broken down in four quarters would be raised. This resolution would be considered as approval for the same and no fresh (S)GBM may be called for the purpose.

10. **Repair of Gritwash and Painting of Exteriors.** The members were briefed that gritwash had been coming out from many places, as also the the seepage from sloping portion of the roof was leading to water seepage in top floor flats and causing damage to the structure. Once these repairs are carried out, the painting of exteriors is also required. M/S Asian Paints had sent a proposal for exterior painting at a cost of Rs 26,00,000/.

Decision. The members were of the opinion that a reputed contractor needs to be engaged for exterior repairs and painting subsequently. This work may be taken up in the next financial year.

11. **Seepage from flats and Non Cooperation by Members to Initiate Repairs.** The issue was discussed in detail. The members expressed their concern that seepage had been a major issue which was creating not only a nuisance in individual flats but also weakening the structure. The most probable cause of seepage was also discussed which was the joint in sewage and drainage lines below the floor in



bathrooms. While the members claim that they had changed the pipes of their bathrooms, in 95% of the cases cast iron pipes were visible from outside which had been shown to Sh Piyush Joshi during one of the interactions. The President informed that members had been approached individually and some of the members had humiliated the MC members during such meetings, and it was decided that henceforth MC members would not visit any flat for any purpose. Sh Ocean Talwar informed that in other societies if the seepage is not resolved within 15 days the water supply to the affected bathrooms is disconnected.

Decision. The members asked the MC to be stern with members on this issue and take action as per DCS Act Sec 03 and DCS Rules 106(5) and 106(1).

12. **Electrical Transformer Licence.** The members were informed that the condition of the electrical panels and transformers was deteriorating by the day and it was best to carry out the necessary repairs and handover to BSES as part of the individual meter project. They were also informed that two major overhauls had been carried out on the transformers which is quite an expensive affair.

Decision. The members authorised the MC to carry out necessary action for moving towards individual meters and all allied expenses to be collected from members.

13. **Overhead Tank Repairs.** The members were briefed that the overhead tank in Tower B had a major leakage issue which was causing deterioration of the structure. This needs to be repaired at the earliest. For this purpose a contractor had been approached who suggested that a temporary water line would have to be laid between Tower A and Tower B to maintain supply of water. Thereafter the repairs would be carried out. Sh Ocean Talwar suggested that at the same time repairs if required in the overhead tank of Tower A may also be undertaken. Sh Amit Goel suggested that installation of Syntex Tank of the required capacity may be explored. He as informed that placing the Syntex Tank on the roof top would be a costly affair requiring installation of crane for this purpose. Sh Bhatla suggested that tanks in form of individual panels are available which can be assembled as per requirement. The President informed that he was not aware of such a mechanism and if Sh Bhatla could provide the contact details of such vendors.

Decision. The members decided to include the repairs of the overhead tanks in the current year. The decision on assembled tank or repairs to current tanks was left to the MC.

14. **Upkeep and Upgrade of Community Hall.** The members were informed that individual members have often approached the MC for installation of the fly proofing and air conditioners in the Community Hall.

Decision. The members were of the opinion that it was a requirement but not high on priority at the moment and could be postponed to subsequent time.



15. **Review of Monthly Maintenance Charges.** The members were informed that the last revision of MMC was in Jun 2018. The increase in payments for salaries as well contractors was making it difficult to manage the expenditure. The MC proposed increase in MMC by Rs 750/ pm. Sh Nandji Mishra brought out that instead of using tower rent for capital works since, now a Replacement Fund in terms of quarterly demands was being created, the tower rent may be used for normal running expenses of the society. Other members were also of the similar opinion.

Decision. It was decided that tower rent henceforth would be used augment the MMC with no increase in MMC contribution.

16. **Encroachment in Common Area.** The members were briefed that a lot of residents had encroached upon common area in corridors, roof tops, fire shafts, electrical shafts and basement. This included flower pots, cupboards, old cycles and vehicles, C&D waste, etc. The members equivocally expressed their opinion towards action against all encroachments.

Decision. The members authorised the MC to take action on all defaulting members/ residents to remove encroachments from common areas as per DCS Act Sec 76(6) and DCS Rules 89(5) and 89(6). The members also agreed to charge the defaulters @ Rs 2 per sq ft per day for any encroachments after a 15 days period to remove all personal effects from the common area. The members also asked the MC to send notices to all members who had covered their balconies, that they would be responsible for any action by DDA/ MCD in future and the society would not bear any cost. This was to avoid any legal issues at a later date.

17. **Lift Usage and Upkeep.** It was brought out that the members using the lifts for hauling of construction material and demolition waste do not make any attempt to clean the lifts. Besides this the residents involved in shifting also cause damage to the lift interiors. Within a period of one year since renovation of lifts considerable deterioration has happened in the lift interiors due to this reason. Members were of the opinion to charge additional charges if the residents were using the lifts for these tasks. Sh PK Budhiraja suggested that suitable material may be procured by the MC and provided and residents during shifting and haulage of construction material, etc. The members opined that these additional charges are legal? The members were informed that as Delhi High Court WP (C) 1346/2021` CM Appl 41730/2022 dated 05 Feb 24. The AGBM was authorised to levy any additional charges for this purpose.

Decision. After a lot of discussion a consensus was reached on the charges for additional lift usage, which is as given below:

(a) The members would inform the MC before any construction activity is commenced in their flats. Also the shifting in and out will be informed by the owner to the MC



(b) For Civil Works in individual flats beyond 15 days Rs 500/ and for subsequent months or part thereof Rs 1500/ per month. In addition, any damages to the lift would be charged to the member as per actuals.

(c) For any shifting in or shifting out Rs 2000/ would be charged to the resident vacating as well as occupying the flat. In addition, any damages to the lift would be charged to the resident as per actuals.

18. **Relaying of Perimeter Road.** The members were informed that the perimeter road top surface had come out in places where cables etc were being routed. They were also informed that the contractor undertaking the RWH system revamp had been told to carry out patch repairs in the existing quotation if there was any saving in terms of traps and length of pipes.

19. **Growth of Trees along the Perimeter Wall.** The members were informed that a few trees were putting pressure on the perimeter wall. It was also apprised that it was next to impossible to get permission to cut these trees. A viable option as discussed with the President of Vedanata Apts, Plot 6C, Sec 23, was to remove the straight wall at such locations and make a curved wall or install an iron grill.

Decision. The members authorised the MC to take a decision in this respect in discussion with the MC of neighbouring societies.

POINTS BY INDIVIDUAL MEMBERS

20. **Sh PK Budhiraja.**

(a) Seepage - Point adequately discussed vide para 11 and decision arrived at.

(b) Covering of Shafts - Point adequately discussed para 7 and decision arrived at.

(c) SOP for lift usage particularly for construction activities with an emphasis on cleaning, prevention of damage, protective arrangements, etc. - Point adequately discussed vide para 17 and decision arrived at.

(d) Removal of discarded furniture, old wooden fittings, building material, abandoned vehicles, bicycles, etc. from basement/ fire fighting shafts, etc. - Point adequately discussed vide para 16 and decision arrived at.

(e) Progress outcome of Forensic Audit as decided in the last AGM - The member was informed that there is no provision in DCS Act and Rules for this kind of Forensic Audit. The member may approach RCS under relevant provision of DCS Act and Rules for the same.

21. **Sh Pramod Kumar.**

(a) Seepage is a major issue of the flats, due to which there is a deterioration in condition of flats. The same needs to be discussed and a common solution needs to be followed. - Point adequately discussed vide para 11 and decision arrived at.



(b) The proposal for extension of flats as per the revised FAR norms needs to be discussed among members once again. - Sh Nandji Mishra opposed inclusion of the point in every AGBM, despite the fact it had been rejected earlier since 75% of the members did not give their consent for the same. The President informed Sh Nandji Mishra that the MC was duty bound to include all points forwarded by members for discussion in AGBM. Sh Mahesh Juyal wanted to know if it was anywhere given in DCS Act and Rules that 75% have to agree to commence FAR extension? The President informed that there was no percentage given it is only a majority resolution which is 51%. For the smooth construction and keeping the cost equitable a higher number of members opting for the project is always preferred. Sh Sandeep Dhiman suggested that structural audit may be initiated on priority and based on recommendations of the structural audit the consent of members individually, like last time, for FAR extension may be obtained. The President informed Sh Sandeep Dhiman that structural audit was a mandatory requirement for FAR extension.

Decision. It was decided that a SGBM be called post structural audit for discussing the FAR extension.

22. **Sh Amit Goel.**

(a) Structural Audit. - Few cracks and debris falling occasionally, hence the structural audit of the building should be a priority as was decided in one of the earlier GBM. - Point adequately discussed vide para 6 and decision arrived at.

(b) Seepage - This is still continuing despite efforts. - Point adequately discussed vide para 11 and decision arrived at.

(c) Forensic Audit - Per discussion on Forensic Audit in the AGM 2022, hope you should be able to process and provide an update on this at the forthcoming GBM. - Reply given vide para 20 (e) above.

(d) Accountability - A decision must be made as to who should be held responsible for losses on account of loose wires, or any other maintenance related mis-happening within the Society premises. - The members were informed that it is each and every member's responsibility to bring to the notice of the MC any such potential hazards and thereafter it is the MC responsibility to get the same rectified. The GBM also arrived at a consensus about the reporting procedure. Henceforth, all complaints would be informed to guards through intercom and caretaker through mobile/ WhatsApp/ Intercom. They would make entry in complaint register which would be taken by used by the service providers for attending such complaints. The MC would peruse the same on regular basis. In addition, email can also be used to register complaints. The MMC bills would also be sent through email to members. In regard to any compensation which may be demanded by members, the members are requested to approach the RCS for appointment of resolution of the same as per extant rules.

23. **Sh Sanjiv Roy.**

(a) Extension and beautification of Society. - Point discussed vide para 21 (b) above.



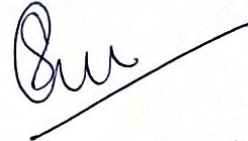
(b) All certificates to be processed which are required and necessary for an esteemed Society. - Points discussed above and decision arrived at.

24. Sh UK Madan. Continuous leakage of water in all three bathrooms in my flat from the respective bathrooms of flat no 173 above. The situation is becoming dangerous and I feel if the corrective actions are not immediately, serious mishap can occur any time. - Point adequately discussed vide para 11 and decision arrived at.

25. The President thanked members for their participation in the AGBM. There being no further points the AGBM came to a close at 1530 h.



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(Surendra Malik)
President
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