

BY HAND / SPEED POST



DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Registration No. 593 G/H (New) | GST Number : 07AAAAD3724F1Z6

EPDP/RCS/AGM P/2024

Dated : 24th October, 2024

To

Asst. Registrar (GH-II),
Office of the Registrar of Co-operative Societies,
Govt. of NCT of Delhi,
Parliament Street,
New Delhi – 110001

Sub: Minutes of the Annual General Meeting of the Society held on the 20th October, 2024

Dear Sir,

Enclosed please find herewith a copy of the minutes of the Annual General Meeting of the Society held on the 20th October, 2024.

For and on behalf of Managing Committee,

Col Satchit Kumar Basu (Retd)
Secretary

Encl: 02 Nos. DVD containing videography of the Annual General Meeting.

Distribution:-

1. All members of the Society (As per list).
2. Notice Board & Website of the Society.

DAKSHINAYAN



DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Registration No. 593 G/H (New) | GST Number : 07AAAAD3724F1Z6

MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE SOCIETY HELD ON THE 20TH OCTOBER, 2024

The Annual General Body Meeting of the Delhi EPDP CGHS was held in the premises of the Society at Plot No. 19 Sector 4 Dwarka on Sunday, the 20th October 2024. The meeting was scheduled to be convened at 2:15 p.m. but due to lack of quorum even at 2:45 p.m. it was further adjourned by 15 minutes and reconvened at 3:00 p.m.

96 members signed the attendance register and joined the proceedings.

Shri Alok Mukhopadhyay, President presided over the meeting.

At the outset, he readout his letter addressed to the General Body for their approval. He mentioned that due to some medical emergency of one of his relatives, he has to leave for Pune the very next day i.e. on 21/10/2024 and he would not be in a position to sign the Proceedings of the General Body Meeting within the time frame prescribed. Hence, he sought the permission of the House to authorize the Vice-President, Shri Syamal Das Sarma to sign the Proceedings of the Meeting. He will have no objection on any part of the proceedings so recorded. He thereafter sought the views of the General Body.

Resolution: The General Body unanimously agreed / approved the request of the President that the Proceedings of the Annual General Meeting will be signed by the Vice-President, Shri Syamal Das Sarma in the absence of the President, Shri Alok Mukhopadhyay.

The President welcomed the Members to the Annual General Meeting on behalf of the Managing Committee.

The President requested all the members to maintain proper decorum, cordial atmosphere, so that an informed and constructive discussion can take place.

Thereafter he requested the Secretary, Col Satchit Kumar Basu (Retd) to proceed with the Agenda items.

At the outset, Secretary welcomed all the members and thanked them for the overwhelming support extended to the present MC during past one year.

He, thereafter, enumerated the protocol to be followed during AGM. In view of the fact that the entire proceedings will be videographed and the video will be sent to RCS, he suggested that we may not record in the minutes every word spoken by various speakers during the meeting and only record names of participants and the decision taken. Thus we would save precious paper and remain environment friendly. He requested General Body to approve the protocol to be followed.

Resolution : The General Body unanimously approved the Protocols and methodology of recording of minutes.

DAKSHINAYAN

He remembered those members / residents and their relatives whom we lost during the past one year since last AGM. Silence was observed as a mark of respect to the departed souls before commencement of business.

Thereafter, the Secretary presented the listed agenda items of the Annual General Body Meeting, through power point presentation.

Agenda Item No. 1

Confirmation of the proceeding of the last meeting of the General Body held on the 29th October, 2023

Secretary intimated that the proceedings was circulated to all members. We have not received any comment / observation from any member on the proceedings till date. He therefore requested the House to confirm the proceedings.

Resolution : The General Body unanimously confirmed the minutes of the Annual General Body Meeting held on 29.10.2023.

Agenda Item No. 2

Action Taken Report (ATR) on the decisions taken in the AGM on 29th October, 2023.

- (i) **Proposal for additional Covered Area in the flats as per new FAR guidelines** : Secretary informed that this item was being taken-up separately under Agenda Item No. 14 and the progress will be discussed under the said agenda.
- (ii) **Repairs to outer surface grits** : Secretary intimated that the work will hereafter be continued on need basis, as the majority of the work has been completed.
- (iii) **Repairs to Parapet of Roof Surfaces** : Secretary informed that this work will now be taken-up on priority to accommodate solar generation of power, if approved by the General Body.
- (iv) **Repairs to remaining portion of internal road surfaces** : Secretary intimated that there has been no support from MLA/Government agencies. We are undertaking the work on piecemeal basis.
- (v) **Matter related to Retrofitment / corrective measures after Structural Safety Audit**: Secretary intimated that after completion of retrofitment as identified by M/s. Cortex Construction, all further requirement of retrofitment which surfaced subsequently has also been taken care of by the same contractor without compromising the quality.
- (vi) **Replacement of old overhead tanks** : Secretary informed that we are process of procuring 3 overhead tanks to replace old ones.
- (vii) **Matter related to Replacement of Drive Sheave & Steel Wire Ropes in Lifts** : Secretary intimated that although in previous year the work has been completed for 8 lifts, OTIS has now asked to replace balance 8 numbers of lifts. This has been taken up as a separate Agenda Point.

- (viii) **Matter related to Public Notice dated 21/09/2021 issued by Delhi Pollution Control Committee for the owners of DG Sets of capacity 125 KVA and above :** Secretary informed that this item has also been taken-up separately under Agenda item no. 13.
- (ix) **Update of Work Programme for the year 2024-25:** Secretary updated the action taken on Work Programme which are as follows :-

Sl. No.	Work Programme	Action Taken
1.	Replacement of 2 X 200 KVA DG Sets	: Action is under progress.
2.	Redesigning & implementation, if required of Rain Water Harvesting System.	: We are taking wait & watch policy.
3.	Retrofittment if new cracks are observed.	: No such report has been received.
4.	Kitchen Shafts – Change of Old pipes as required basis	: 02 numbers of pipelines have been changed.
5.	Refurbishment of Tank Pedestal when replaced.	: We have been managing with existing tanks so far. Therefore, tank pedestal has not been replaced.
6.	Repairing & Plastering of Parapet Wall after FAR Extension.	: Work will be progressed after final decision of the General Body on FAR Extension.
7.	Limited Internal Road Repair	: The work is being carried out.
8.	Replacement of Old C.I. to PVC pipes on as required basis.	: 17 nos. of verticals have been completed so far.
9.	Repair of Staircase Waist Slab on as required basis.	: This has been carried out for Block Nos. 2, 3, 4, 5 & 7
10.	FAR Extension Work	: Held in abeyance.
11.	Installation of Solar Street Light, if Pilot project is successful.	: Pilot project is successful. 04 more lights have been added.
12.	Replacement of old overhead tanks, as per requirement.	: The work has not been taken-up.

Agenda Item No. 3:

Report of the Managing Committee.

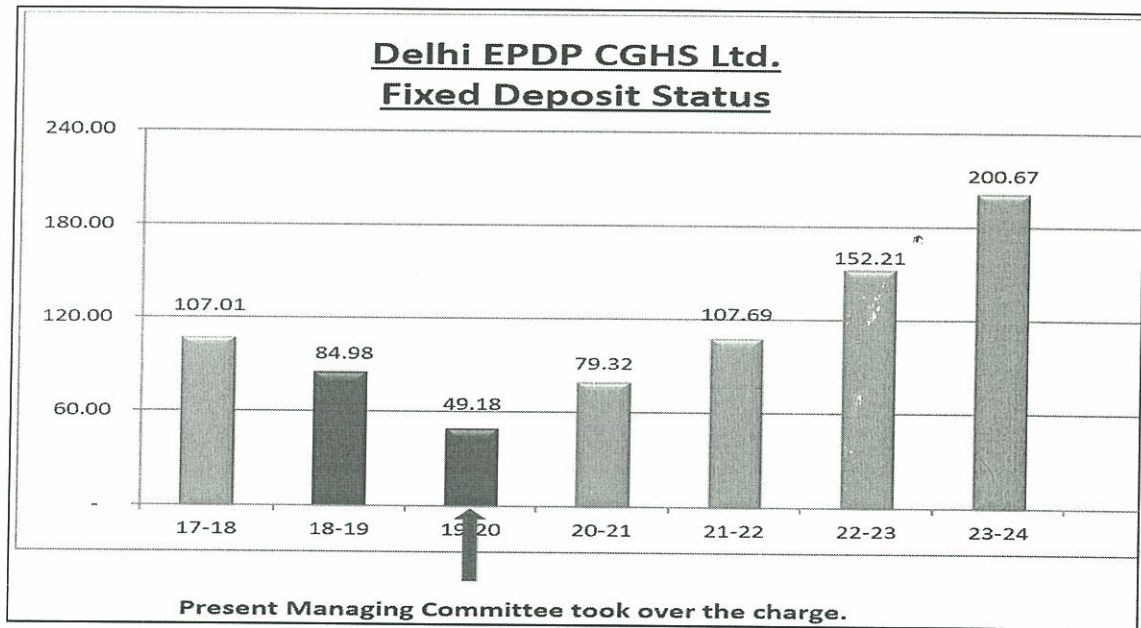
Secretary presented the Report of the Managing Committee through power point presentation as follows :-

- (a) **Retrofittment / Corrective measures:** Secretary informed that the retrofittment work as recommended by M/s. Cortex Construction has been completed. Notwithstanding above we are also keeping a watch on new cracks. There has been no cost escalation.

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- (b) **Repair & Replacement of 08 Nos. Drive Sheaves:** Secretary intimated that last year 08 numbers of lifts were upgraded by changing their Drive Sheaves and Steel Wire Ropes. This year OTIS has proposed to change remaining Drive Sheaves and Steel Wire Ropes for the balance 8 numbers of lifts. Initial price quoted by OTIS Elevators was Rs. 15,02,030/-. After several negotiations, the price has been reduced to Rs. 6,72,600/- (including GST).
- (c) **Financial Management:** Secretary informed the House that Managing Committee has been judicious in spending and thus have been able to add to the Fixed Deposit upto Rs. 200.67 lakhs during the tenure of present MC upto the year 2023-24 as shown in below graph :-



He also explained how the steady increase was accomplished. This was by negotiating hard for every AMC, ensuring collection and disposal of scrap at a reasonable price after each work, keeping constant check on purchases and ensuring deposition of BMF, BRF & DRF part of contributions in FD every month.

- (d) **Fire-Fighting Upgradation:** Secretary intimated that consequent to some complaints and possibly due to several fire incidents in Dwarka societies, Fire Department made several visits to the Society and suggested to revamp the entire fire-fighting system. As a result, major works to include replacement of old hydrants, repair fire-hydrant pumps, jockey pumps, panel boards, overhaul of all fire pumps etc. had to be undertaken on priority basis. This has since been completed and our fire license renewed for a period of five years.
- (e) **Connecting Fire Tank with Sprinkler:** Secretary informed that the fire tanks have been connected with sprinkler of all blocks by our own Plumbers. This has resulted in considerable saving as contractor had quoted an enormous amount for the same job.
- (f) **Disposal of scrap:** Secretary intimated that 51 nos. of end-of-life bicycles were found parked in the basements of the society whose owners could not be identified inspite of giving notices. These have been disposed-off.

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- (g) **Sale of End-of-Life 3000 liters Water Tanks:** Secretary informed that 10 numbers end-of-life 3000 liters water tanks have been sold as scrap as approved in last AGM.
- (h) **Boom Barrier for Gate No. 2 & 3 :** Secretary intimated that we have now completed installing boom barrier in all three gates.
- (i) **Matter related to Sewer Cleaning:** Secretary informed that for the first time in the history of Dakshinayan, the sewer cleaning work was done by deploying professionals.
- (j) **Signage For Blocks:** Secretary intimated that a signage for blocks was the order of the day as now-a-days a large number of delivery boys come at odd hours for food & other deliveries. This has been done. Signage showing the direction for blocks has been placed.
- (k) **Manhole Frame with Covers:** Secretary informed that consequent to the sewer cleaning work, 10 nos. of Manhole Frame & Covers have been replaced.
- (l) **Status of Legal Cases:** Secretary requested the President to brief about the legal cases. The President brief the General Body as follows :-

SI No	Subject	Authority	Petition No	Hearing Date
01	Appeal Against Expulsion Order Issued By The Society In July, 2011	DCT	122/2015/DCT	04.11.2024
02	Special General Body Meeting	(FC)	205/2023	29.11.2024
03	Cheque Bouncing Case	Dwarka Court	ACT/857/2024	30.11.2024
04	To Cease Membership of Smt. Santa Dey (M.No. 714)	HC	W.P.(C) 2819/2018	26.11.2024
05	Arbitration Case Against Flat No. 251	RCS	Case has been filed to RCS. Notice from RCS is awaited.	

- (m) **Sub-Committee for discard of non- moving/discarded/beyond economic repair items:** Secretary intimated that a sub-committee has been constituted for this purpose.
- (n) **Destruction Board:** Secretary informed that a sub-committee has been constituted for this purpose.
- (o) **QR code obtained for ease of payment:** Secretary intimated that a QR code has now been introduced for ease of payment of Society bills by the residents.

He also informed that online statement viewing has also been introduced w.e.f. 15th October 2024, so that reconciliation becomes easier.

He further mentioned that the Managing Committee would like to mention arrear payable (less interest) in the same invoice for better and error free reconciliation process.

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- (p) **Marking of parking for Two-wheelers:** Secretary informed that marking for parking of two-wheelers have been completed in all blocks except block no. 4 where there is no parking space.
- (q) **Servicing of Transformers:** Secretary intimated that servicing of Transformers was completed by the Managing Committee after a gap of eight years.
- (r) **Road Repair:** Secretary informed that the Road repair was undertaken at two places, near gate no. 1 (flag post) and in front of block no. 3.
- (s) **Repairing of Fused LED Bulbs:** Secretary intimated that an experimental work was undertaken to reduce cost of replacement of LED bulbs, deployed in common areas.
- (t) **Tiling Work of Doctor's Room:** Secretary informed that the doctor's room created by the present Managing Committee has been made further hygienic by tiling the floor out of excess tiles lying in basements.

He further informed that the Managing Committee desires to add facilities in doctor's room by introducing Waiting Area and provide AC (preferably donated by a member).

- (u) **Replacement of Kitchen & Common Washroom Pipelines:** Secretary intimated that 17 nos. of CI pipelines have been replaced by PVC.
- (v) **Assistance for GEO Tagging:** Secretary informed that Geo tagging of property is mandatory now. Managing Committee organized special assistance for not-so-computer-savvy senior citizens for GEO tagging.
- (w) **Anti-Larva Spray:** Secretary intimated that regular anti-larva spray is being organized for the society.
- (x) **Placement of Door in Shaft Area:** Secretary informed that the doors have been placed in the Shaft area by the present Managing Committee in all blocks. The last one (block no. 4) was done during this year.
- (y) **Management of Water Supply during crisis:** Secretary intimated that we ensured regular supply of water on all days even when there was no supply in Delhi.
- (z) **Reconstruction of Pillars of Gate No. 1:** Secretary further informed that the pillars of gate no.1 were broken and new pillars have now been installed.

He added that going forward we will have impressive lights on top of pillars of Gate No.1 and further beautification will be done by adding a beautiful fountain behind flag post.

(General Body applauded and unanimously agreed to the proposal)

- (aa) **Raising the height of the Gate No. 3 & 1:** Secretary intimated that the height of Gates was considered a security hazard. Hence the heights have been raised now.
- (bb) **Repairing of Retaining Wall:** Secretary informed that the retaining walls of Block No. 7 & 8 have been repaired.

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- (cc) **Installation of standalone Solar lights with sensor:** Secretary intimated that 08 Nos. of solar lights with sensors have been installed on experimental basis to conserve electricity.
- (dd) **Repairing of Staircases:** Secretary informed that the staircase repairs of Block no. 2 & 7 have been completed and repair of Block No.6 is under progress. Remaining blocks will follow as per requirements.
- (ee) Apart from the above, the Managing Committee replaced the broken tiles with new ones on the side of the approach road to Central Park.
- (ff) Col Satchit Kumar Basu (Retd), Secretary appealed to all members to follow Vehicle & Parking Management Policy of the Government.
- (gg) **Support to Senior Citizens:** He further informed that the Managing Committee is taking care by providing support to the senior citizens. Last year there was only one photo of one member (who was suffering from Alzheimer) in all the gates so that the security staff could stop him going out unattended. Today there are 4 such residents.
- (hh) **Vanmahotsav :** Secretary informed that we are able to integrate children of Dakshinayan in joining the war against climate change with NGOs and took drive for tree plantation.
- (ii) Secretary further intimated the General Body that some of our residents had received notice for showing less plinth area during conversion of flat to freehold. They were asked by DDA to pay the differential amount along with interest. Many of the residents have already paid. Now another notice has come with DDA's calculation. A view will be taken by the Managing Committee and response given to DDA in addition to individual responses.
- (jj) The Secretary further mentioned that in the last years' Audit, the Auditor had suggested that a Charitable Trust be made for Puja activities. He informed that a sub-Committee was formed by the General Body to look into this issue. The sub-committee was consisting of (a) Shri Shibnath Chakraborty, ex-President (b) Shri P R DAS, EX-MC Member, (c) Shri Sumit Bhowmik, CA & (d) Col Satchit Kumar Basu (Retd), Secretary.

➤ **It was resolved by the Sub-Committee that the formation of separate registered body is not recommended. MC can make SOPs for financial management.**

At last, Secretary thanked all the members / residents for the excellent co-operation & support extended to the Managing Committee. He also thanked Shri Prabir Ghosh & entire Puja Team for Super-Duper celebration and a Special thanks to the ladies who performed GARBA to add colours during Durga Puja followed by Karva Chauth. He mentioned that Dakshinayan really is becoming the melting pot for all Indian cultures.

Resolution : "The Report of the Managing Committee on various works were noted and approved by the General Body unanimously."

Agenda Item No. 4

Audited Accounts of the Society for the F.Y. 2023-24 along with the Report of the Auditors and Audit Compliance Report.

Secretary informed the House that the audited accounts of the Society for the year 2023-24 along with Compliance Report was sent to all members. He informed the House that clarification could be asked till 10th October 2024, but no query was received from any member till date. Hence, he requested the August House to approve the same.

Decision : “The General Body approved the Audited Accounts and Compliance Report for the year 2023-24 unanimously.”

Agenda Item No. 5

Work Programme, Activities and Revised Budget for the FY 2024- 25 and Proposed Budget Estimates for the F.Y. 2025-2026

Secretary informed the House that the Work Programme, Revised Budget for the F.Y. 2024-25 and Proposed Budget Estimates for the F.Y. 2025-26 were sent to all members and requested the August House to approve the same.

On this point Shri Basudev Majumdar (M.No. 170) suggested that in the budget proposal, the expenditure of last 6 months could also be mentioned for better comprehension.

Secretary noted the point for examining the possibility of implementation.

Decision : “The General Body unanimously approved both the Work Programme and Revised Budget for the Financial Year 2024-25 and Proposed Budget Estimates for the Financial Year 2025-26, annexed at Annexure-1 & 2 respectively”

Agenda Item No. 6: Matter related to upgradation of OTIS Lifts.

Secretary informed that last year 8 lifts were upgraded by changing their Drive Sheaves and Steel Wire Ropes. This year OTIS has proposed to change Drive Sheaves and Steel Wire Ropes for balance 8 lifts. Initial price quoted by OTIS Elevators was Rs. 15,02,030/-. After several rounds of negotiations, the price was brought down to Rs. 6,72,600/- (including GST).

Secretary recommended that this proposal may be approved by the General Body and the expenditure will be incurred from BMF/GMF.

On this agenda point, the following members participated in the discussion: -

- (i) Shri Basab Ghosh (467)
- (ii) Shri Priyabrata Das (829)
- (iii) Shri Arun Chakraborty (396)
- (iv) Shri H.K. Gupta (19)

It was suggested that: -

- (i) “Next level landing of the lifts” is essential.
- (ii) When lifts are not in use, fan & lights should be switched off.
- (iii) That the lifts were installed 22 – 24 years ago and we should plan to change the lifts one by one completely.
- (iv) The installation of Service Lift should be examined for medical emergencies

After detailed discussion, it was decided that a Sub-Committee will be formed consisting of the following members to work out on the above referred options and recommend to Managing Committee the way forward: -

- (i) Shri Basab Ghosh
- (ii) Shri Priyabrata Das

Decision: (i) The General Body unanimously approved the replacement of Drive Sheaves and Steel Wire Ropes in balance 8 lifts of the Society by using the amount from Building Maintenance Fund (BMF) / General Maintenance Fund (GMF).

(ii) The General Body also approved the formation of Sub-Committee for working out the other options regarding lifts and submit their suggestion/recommendation to the Managing Committee.

Agenda Item No. 7

Matter related to financial power of the Managing Committee.

Secretary intimated that the Financial Power of the Managing Committee has been stipulated under Section Rule 106 of Delhi Co-operative Societies Rules 2007 as quoted below :-

"The Committee shall be competent to incur expenditure on repair & maintenance of the co-operative housing society upto one time expenditure limit approved by the General Body from time-to-time or as provided in the bye-laws of co-operative housing society.

Secretary informed that due to vintage of the society most of the repairs / replacements become **most urgent**. For safety & security of the residents, these repairs are to be taken on emergency basis e.g. repair / replacement of certain spares of lifts which are not covered under AMC, **urgent roof repairs, dangerously hanging grit repairs, breakdown of generators, fire pumps, transformers etc.** Due to inflation the cost of such maintenance/repair/replacement needs considerable amount. There is never enough time to call for AGM/SGBM.

In view of above, it was recommended that the limit of expenditure as provided in para 4a of Rule 106 of DCS Rules 2007 be made **Rs. 10 lakhs**.

Decision : After detailed deliberations, the General Body unanimously approved the limit of expenditure by the Managing Committee to Rs. 10 lakhs of Rule 106 of DCS Rules 2007. However, this will have to be renewed every year by the General Body.

Agenda Item No. 8

Matter related to charging members for excess water consumed.

Secretary informed the General Body through Power Point Presentation various challenges faced to maintain uninterrupted water supply 24x7. So far Managing Committee was able to ensure water supply to flats without any charges. However, unless these issues are addressed the future supply of water may come to a standstill for certain duration.

V. N. S.

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Secretary further informed that at present the Managing Committee is not charging any resident for excess water consumption. As per DJB policy 20,000 liters per month is free. If there is any excess consumption entire quantity will be charged. The extraction of ground water is prohibited.

Col Satchit Kumar Basu, the Secretary then presented the consumption pattern of the residents as per following:-

		JULY	AUGUST	SEPTEMBER
(a)	Upto 20 KL	211	205	203
(b)	20001 to 30000 KL	70	62	68
(c)	30001 to 40000 KL	29	26	27
(d)	40001 KL and above	10	12	19

Col Satchit Kumar Basu (Retd), Secretary proposed that any resident consuming more than 20,000 Liters per month will be charged in line with the present billing norms of DJB for such consumption. This amount will be utilized for all the expenditures that may be incurred for additional water tankers, any penalty imposed by DJB for excess consumption, if any, maintenance of water pipeline, OT granted to plumbers, tank repair/replacement etc. He proposed the following amount be charged to the excess water consumers: -

Upto 20,000 liters per month	:	FREE OF COST
20,001 – 40,000 liters per month	:	@ 0.05 paise / liter on total water consumed (Max. 2,000/-)
<u>WARNING WILL BE ISSUED</u>		
40,001 & above litrs per month	:	@ 0.10 paise / liter on total water consumed.

Note: Water supply will be closed for all consuming more than 40,000 liter per month after 4 pm & opened at 7 am after two consecutive months of warning or charge Rs 0 .20 per liter as penal charges.

On this point, the following members participated in the discussion: -

Smt. Ratna Ghatak (M.No. 566) said this was not new proposal. Earlier water was charged in the bill for consumption of more than 20,000ltr pm.

Shri H.K. Gupta (M. No. 19) informed that due to the aging & ailments of the members, the water consumption is increasing.

Shri Basab Ghosh (M.No. 467) suggested that upon receipt of complaint for excess water consumption, it should be checked immediately.

Shri Deepak Garg (M.No. 830) queried that how much expenditure on water consumption are incurred. He also suggested that water meters should be replaced by the calibrated ones for all the flats free of charges basis.

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Shri Shib Nath Chakraborty (M.No. 27) replied to the query of Shri Deepak Garg that the Managing Committee is checking/replacing the water meters upon receipt of request from any member / resident on chargeable basis.

Shri Priyabrata Das (M.No. 829) informed that he is in favour of the proposal of the Managing Committee to impose penalty to the members / residents who are consuming water more than the prescribed limit.

Shri S.N. Munshi (M.No. 860) opined that the limit should be 20,000 liters only as per DJB. More than 20,000 liters, members / residents should be charged.

Shri Sardindu Biswas (M.No. 529) queried that is DJB charging to the Society ? If not how the Managing Committee will charge to the members / residents?

Shri R.K. Basak (M.No. 663) agreed with the proposal of the Managing Committee and suggested that only those members / residents should be charged who are consuming more than 20 KL. Less than 20 KL members/residents should not be charged. A separate account will be generated for such amount and if any bill raised by the DJB, the same may be settled from that fund.

Decision : "The General Body unanimously approved the proposal of the Managing Committee to charge those members who are consuming more than 20 KL per month. However the amount will be kept under a separate head and spent on water related expenditure."

Agenda Item No. 9

Matter related to installation of rooftop Solar Plant.

Secretary informed the following to the members that now that it was time for Dakhsinayan to reduce environmental impact by transitioning to renewable electricity. It will also result in cost saving, will have long term economic benefit, arrest price volatility of power. We may do this in phases. In the first phase we may install merely 110 KW capacity which may take approx. 6000 Sq ft area. An indicative cost can be about approx. 35 Lakhs.

Secretary proposed that a Sub-Committee consisting following members may progress on the installation of Solar :-

- (i) Shri Shovan Dutta Roy
- (ii) Shri Bidyut Ghosh
- (iii) Shri Suresh Goel

(The Managing Committee may include others as advisors as per requirements)

On this point, the following members participated in the discussion :-

Shri Basab Ghosh (M.No. 467) suggested that Managing Committee should go through the earlier report of the Sub-Committee constituted for Solar Plant. The load bearing of roof structure should be kept in mind. He also suggested that roof of the Sub-Station can be used for Pilot Project. He further suggested that before implementing any structure on the roof, the roof repair / treatment should be taken-up.

Shri Deeptesh Das (M. No. 764) suggested that the sub-committee should go through the earlier proposal/report. Sub-Committee should keep in mind the interest & safety of the top floor residents. He also opined that roof structural stability come in question.

Smt. Soma Adhikary (M. No. 836) opined that this solar proposal is not acceptable by her at all and she will not allow this on their roof.

On this the President objected the language used by her and informed that House should not accept this language and decide suitably.

Shri Sardindu Biswas (M. No. 529) opined that anchoring on the roof required and it need approval from the concerned authority.

Secretary replied on the queries of the members and informed that a thorough study will be done by inducting structural engineer and the report will be taken into consideration by the Managing Committee .

Smt. Chandra Sen (M. No. 724) suggested that the sub-committee check the roof, so that roof should not collapse.

Shri Priyabrata Das (M. No. 829) suggested that the members / residents of the top floor should be involved and satisfied by the Sub-Committee.

Shri Deepak Garg (M. No. 830) opined that instead of solar lights, Society should go for a solar plant.

Shri Shovan Dutta Roy (M. No. 728) informed the House that in 2019 (5 years back) all the study were conducted including in-house structural engineers in the Society i.e. Shri S.S. Ray, Shri Sanjay Ghosh & Shri Jahal Lal Chowdhury on the load bearing capacity of the roof. If required, again the study can be done. Tata Power suggested the solar panels above the water tank for 322 kw. The solar energy is the need of the day and Society must go ahead on this issue.

Resolution : The General Body unanimously approved the proposal of Pilot Project of solar as proposed after receipt of the report from the Sub-Committee.

Agenda Item No. 10

Matter related to roof treatment for affected flats.

Col Satchit Kumar Basu, Secretary informed the General Body that Roof Treatment was done by M/s. MTech Waterproofing during 2018. Of late a number of flat owners have reported seepage consequent to crack on treated surface. Defect liability of the vendor has already expired. Secretary enumerated through PPT a methodology to progress the repair .The expenditure thus incurred will be taken from Maintenance Fund without referring back to AGM.

Resolution : The General Body unanimously approved the proposal of the Managing Committee for Roof Treatment for the affected flats.

J. D. 19

[Signature]

Agenda Item No. 11

Matter related to providing wheelchair friendly ramp from lift lobby to paved level on as required basis.

Secretary intimated that initially there was a requirement for wheelchair friendly ramp in the ground floor of block no. 7 which could not be done because of non-availability of approval of the General Body. Now the requests came from block no. 5. The Managing Committee proposes that one such ramp be introduced preferably as per NBC with stainless railing and Armor tile flooring.

Following participated in the discussion :-

- (i) Shri Basab Ghosh (M. No. 467)
- (ii) Shri Ankur Bhattacharya (M. No. 423)
- (iii) Shri Basu Dev Sinha (M. No. 852)
- (iv) Shri Subir Saha (M. No. 688)

Resolution : The General Body unanimously approved one pilot project as recommended by the Managing Committee by raising hands. However, many speakers suggested to for some alternative methods for bringing down patients through staircases.

Agenda Item No. 12

Matter related to Contamination of ground water from Rain Water Harvesting.

Secretary with the help of few people explained chronological development of rain water harvesting policy. However, he recommended that while Federation is fighting to avoid it, we may proceed to follow the policy. He further intimated that this will be a major project and the cost can be as much as Rs. 45 lakhs till completion of the work and we are able to get the Adequacy Certificate from Rain Water Harvesting Cell of DJB.

Shri Deepak Garg (M.No. 830) suggested that we can put the filters on roof.

Secretary replied that putting the filters on the roof is not part of DJB's guidelines. We have to go as per the Policy of DJB.

Resolution : After discussion, the General Body unanimously approved the Rain Water Harvesting Project as per current policy of DJB which can be financed through BMF/DRF as proposed by the Managing Committee.

Agenda Item No. 13

Matter related to Public Notice by Delhi Pollution Control Committee for the owners of DG Sets of capacity 125 KVA and above.

Secretary through power point presentation informed the decision of the General Body taken in the last Annual General Meeting held on 29/10/2023 that we may purchase the DG Set of 125 KVA (PNG). He thereafter showed several slides and explained the difficulty of having PNG based generator set and recommended that our existing two 200 KVA, Cummins make DG sets may be replaced by compliant CPCB4 200 KVA Cummins Generator Set in the 1st phase and dispose-off our existing 2 obsolete 200 KVA diesel Generator sets, so that our residents are not burdened for such purchase. He recommended that the amount may be debited from DRF/BRF/Maintenance Fund. Budgetary cost for 01 no. CPCB4 200 KVA Generator Set will be around Rs. 20.40 lakhs (±10%) approx..

U. D. 18

[Signature]

Resolution : After discussion, the General Body unanimously approved purchase of Cummins make 01 no. CPCB4 Generator Set of 200 KVA.

AgendaItemNo.14

Matter related to proposal of Additional Covered Area as per new FAR guidelines.

Col Satchit Kumar Basu (Retd), Secretary through presentation intimated the details of total number of unwilling members as well as total number of resident who had not yet intimated their choice. He thereafter recommended that under these circumstances, it will be difficult to pursue the project. He further intimated that both Managing Committee and Sub-Committee constituted for the purpose made efforts including door-to-door visit to convince the unwilling members/resident to agree to the proposal. However, this did not fructify.

Following participated in the discussion :-

- (a) Shri Deeptesh Das (M. No. 764)
- (b) Shri S.N. Munshi (M. No. 860)

Resolution : After discussion, it was resolved by the General Body that the proposal of Additional Covered Area will not be rejected but will be held in abeyance for reconsideration in future.

AgendaItemNo.15

Matter Related to Fire Fighting Preparedness.

Secretary intimated that due to number of complaints of a resident, Delhi Fire Department made several visits to the Society. As a result, we had to replace most of the old hydrants, repair fire-hydrant pumps, jockey pumps, panel board etc. on priority basis and society spared no pains to ensure fire safety. The Fire Department finally had to renew our Fire License on 13/09/2024 for next five years.

Resolution : The General Body unanimously supported for the achievement of the Managing Committee.

AgendaItemNo.16

Matter related to default in payment by resident of Flat No. 251.

Secretary with the presentation informed the General Body about ownership of flat no. 251 and the present status of default. He further intimated that a case has been lodged with the RCS for recovery of Rs. 2,70,166/- as on 31st August, 2024 from the owner of Flat No. 251.

Resolution : The General Body unanimously supported the action taken by the Managing Committee.

AgendaItemNo.17

Matter related to revision of General Maintenance Charges.

Col Satchit Kumar Basu (Retd), Secretary informed the house that the last increase of the General Maintenance Charges done in the AGM held on 06/12/2020 by Rs. 200/-. There has been considerable year-to-year increase on salaries of staff & workers, increase in AMC costs for Lift, Generator Set, EPABX System, Rodent Services, contractual service providers (Security & Housekeeping). He therefore suggested that an increase of either 15% or 10% actively may be done to the General Maintenance Charges.

Following participated in the discussion :-


- (i) Shri Basudev Majumdar (170)
- (ii) Shri Shib Nath Chakraborty (27)

Resolution : After detailed discussion, an increase of Rs. 200/- on General Maintenance Charges was approved by the General Body and will be applicable from 1st January, 2025.

There was no other point. The Meeting concluded with a vote of thanks to the Chair by the Secretary.

New Delhi
October 24th, 2024


Col Satchit Kumar Basu (Retd)
Secretary


Syamal Das Sarma
Vice-President
(Authorized by
General Body)

Encl.: Annexure-1 & 2

Approved Work Programme for the year 2025 – 26
(and remaining period of current year)

- 1) Repair of Pillars of Gates.
- 2) Water Proofing Treatment on Roof of affected flats.
- 3) Upgradation of 08 Numbers of Lifts.
- 4) Making wheelchair-friendly pathway from lift lobby to paved level in all blocks.
- 5) Replacement of 1 x 200 KVA DG Set.
- 6) Periphery of Pump Room Water Proofing.
- 7) Installation of Rooftop Solar Plant.
- 8) Repair & Plastering of Parapet Wall.
- 9) Painting of retrofitted Beams, Coloums, Slabs & Staircases and retrofittment if new cracks are observed.
- 10) Redesigning & implementation of Rain Water Harvesting System.
- 11) Grit Repairs as ongoing project.
- 12) Kitchen Shafts – Change of Old Pipes as required basis.
- 13) Replacement of broken kota stone of Lift Lobbies Floor and facelift of lift lobby wall with stone cladding as per requirement.
- 14) Replacement/repair of broken kota stone of Staircase Tread as per requirement, if fund permits.
- 15) Refurbishment of Tank Pedestal when replaced.
- 16) Limited Internal Road Repair.
- 17) Replacement of Old C.I. to PVC pipes on as required basis.
- 18) Repair of Staircase Waist Slab on as required basis.
- 19) Repair of Staircase Railing & height of Staircase Railings on outer side to be increased.
- 20) Continuation of repairs of underground PVC water pipe system.
- 21) Installation of a Fountain behind flag post.
- 22) Painting of Generator Room & Transformer Room

NB : Managing Committee may prioritize the work & add as per requirement. General Maintenance Funds will be utilized other than those for which BMF/ BRF fund is approved during AGM.

U. A. P.

[Signature]

Delhi EPDP CGHS Ltd, Dwarka, New Delhi-110078

APPROVED REVISED BUDGET FOR FY 2024-25 AND BUDGET FOR FY 2025-26

EXPENDITURE	Approved Revised Budget 2024-25	Approved Budget for 2025-26
Expenditure		
Salary and Overtime allowance to staff	3,000,000	3,180,000
Printing and Stationery	36,000	35,000
Postage and Courier	6,000	6,000
Local Convoyance	15,000	15,000
Legal Charges	250,000	250,000
Professional Charges	65,000	65,000
Housekeeping	670,000	710,000
Security Services	2,853,520	2,865,000
Office Maintenance	30,000	30,000
Repair and Maintenance	2,500,000	2,000,000
AMC Charges for Lift, Telephone & DG Sets	1,050,000	1,050,000
Telephone Charges	12,000	12,000
Social Event Expenses	106,000	106,000
Expenses on Gen Body Meeting	100,000	100,000
Audit Fees	40,000	35,000
Library	5,000	-
Horticulture	20,000	20,000
Gymnasium		-
Bank Charges	5,000	5,000
Misc. Expenses	30,000	30,000
COMMON AREA EXPENSES		
Electricity Charges	1,400,000	1,300,000
Water Charges	20,000	20,000
Diesel Consumption	10,000	10,000
Insurance Charges	15,000	15,000
	12,238,520	11,859,000
Electricity Charges	10,500,000	10,500,000
Diesel Charges	80,000	80,000
Insurance Charges	200,000	200,000
Provision for Depreciation	1,400,000	1,400,000
Contingency		
Ground Rent	280,000	280,000
Total Expenses	24,698,520	24,319,000
INCOME/RECEIPTS		
General Maintenance Charges	9,504,000	9,504,000
Addl Maintenance charges from Tenants	300,000	300,000
Parking Charges	400,000	400,000
Electricity Charges	10,500,000	10,500,000
Water Charges		-
Diesel Consumption	80,000	80,000
Insurance charges	200,000	200,000
Misc Income	850,000	700,000
Interest and late payment charges	1,400,000	1,400,000
Ground Rent	280,000	280,000
Total Income	23,514,000	23,364,000
Excess of expenditure over income	1,184,520	955,000
	24,698,520	24,319,000

Note : General Body empowers the Managing Committee to utilise the unspent amount from one fund to another fund. Expenditure upto 5% additional may be permitted by MC.