



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 5TH OCTOBER, 2025

The Annual General Body Meeting of the Delhi EPDP CGHS Ltd. was held in the premises of the Society at Plot No. 19 Sector 4 Dwarka on Sunday, the 5th October 2025. 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.

83 members signed the attendance register and joined the proceedings.

Shri Alok Mukhopadhyay, President presided over the meeting.

The President welcomed the Members to the Annual General Meeting on behalf of the Managing Committee. He conveyed greetings to the members for Bijoya as well as for the forthcoming Kali Puja and Diwali. He also praised the performance of all puja sub-committees for successful completion of Durga Puja.

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

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

At the outset, Secretary on behalf of the Managing Committee warmly welcomed all the members to the Annual General Body Meeting of Delhi EPDP CGHS Ltd. and thanked them for taking part in the meeting.

He mentioned that all the members had given mandate to the present Managing Committee for 3 years which will be completed in October 2025. The first responsibility was to ensure that at the end of the tenure a free and fair election is held in time also and the responsibility of the Society is handed over to the next elected committee. He stated that he was proud to announce that even with all the responsibility of celebrating our iconic Durga Puja, the Managing Committee has completed all the formalities for election of the Managing Committee which will be held on Sunday i.e. 12th October, 2025.

He also informed that Gen z of the society, though active for most functions seems to be unwilling to take part in the election of the Managing Committee.

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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 could save precious papers and remain environment friendly. He requested General Body to approve the protocol to be followed.

On this Shri Basudeb Majumdar (M. No. 170) suggested that not only names of the member but his views also to be mentioned as he was not computer-savvy.

Shri Priyabrata Das (M. No. 829) agreed with the views of Shri Basudeb Majumdar.

Secretary modified the proposal and suggested that along with the names, a gist of the view of the speaker will be mentioned in the proceedings.

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

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 20th October, 2024.

Secretary intimated that the proceedings were circulated to all members. Managing Committee has 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 20.10.2024.

Agenda Item No. 2

Action Taken Report (ATR) on the decisions taken in the AGM on 20th October, 2024.

- (i) **Repairs to outer surface grits :** Secretary intimated that this is an ongoing process. Hence, it is being taken-up on need basis.

Brig Ujjal Dasgupta (Retd) (M. No. 726) suggested that grooves between the grit have multiple disadvantages as behind the grit, the water seep through and causes seepage inside the flat. Hence these should be repaired.

Shri Priyabrata Das (M. No. 829) agreed with the views of Brig Ujjal Dasgupta.

- (ii) **Repairs to Parapet of Roof :** Secretary informed that the Parapet walls of block nos. 1, 2, 7 & 8 were repaired and painted. Parapets of the remaining blocks will be repaired in due course.

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- (iii) **Repairs to remaining portion of internal road surfaces** : Secretary intimated that the work is being undertaken on piecemeal basis.
- (iv) **Matter related to Retrofitment / corrective measures after Structural Safety Audit:** Secretary informed that after completion of retrofitment as identified by M/s. Cortex Construction and submission of report to DDA, further requirement of retrofitment also surfaced subsequently. These are being taken care of by the same contractor without compromising the quality. However, there is a need to keep financial provision for all such repairs in the coming years.
- (v) **Replacement of old overhead tanks** : Secretary intimated that 12 Nos. of Sintex overhead tanks have been replaced. More will be replaced on need basis subject to availability of funds.
- (vi) **Matter related to Replacement of Drive Sheave & Steel Wire Ropes in Lifts** : Secretary informed that the replacement of Drive Sheaves & Steel Wire Ropes have been done on remaining 8 numbers of lifts. Thus all 16 Nos. of lifts now have new Drive Sheave and new Steel Wire.
- (vii) **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 intimated that new 01 no. 200 KVA Sound attenuated Cummins DG Set CPCB4 compliant was purchased from M/s. Sudhir Power Limited, as recommended by the Sub-Committee constituted by the General Body for the purpose. We have also discarded 02 Nos. of obsolete 200 KVA old Cummins DG Sets. Hence, at present we have only one new DG set which is sufficient to meet our requirements.
- (viii) **Matter related to financial power of the Managing Committee (Agenda Item No.7 of last AGM)** : Secretary informed that the financial power approved in AGM held on 20/10/2024 should continue to remain effective in view of unprecedented repair / maintenance / retrofitment activities of our aging buildings.

Resolution : The General Body unanimously approved the limit of expenditure by the Managing Committee to Rs. 10 lakhs of Rule 106 of DCS Rules 2007.

- (ix) **Matter Related to charging members for excess water consumed (Agenda Item No. 8 of last AGM)** : Secretary intimated that the point was being complied with.
- (x) **Matter Related to Installation of Roof Top Solar Plant (Agenda Item No. 9 of last AGM)** : Secretary informed that although a decision was taken to go for a pilot project of Roof Top Solar panel the decision needs to be reviewed. This is because roof top repair as approved by the AGM held on 20.10.2024 was taken up by the Managing committee in block No.5. The condition of the roof during repair was found not satisfactory due to presence of honeycomb. It is, therefore, not recommended to go for solar power on old roof of blocks. A fresh proposal will be discussed as agenda point.

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- (xi) **Matter Related to Progress of Roof Treatment of Affected Flats (Agenda Item No. 10 of last AGM)**: Secretary intimated that the roof treatment of one part of the rooftop of Block No. 5 (above Flat No. 576) has been completed. The repair and water proofing has been satisfactory and monsoon tested.
- Smt. Alpana Biswas (M. No. 683) requested the Managing Committee that structure safety audit should be taken up for roof also.
- (xii) **Matter Related to Wheel Chair Friendly Ramp (Agenda Item No. 11 of last AGM)**: Secretary intimated that although approved in last AGM, there were some new options / variants came up which are being explored before committing precious fund in haste on this project.
- (xiii) **Matter Related to Contamination of Ground Water from RWH (Agenda Item No. 12 of last AGM)** : Secretary informed that although the General Body had approved the project as well as its fund (out of BMF/DRF). The Managing Committee is exploring most cost- effective solution. From a budgetary expenditure of Rs 45 Lakhs we are trying to reduce it to around 30 Lakhs. Proposals from various contractors are being received. Action will be initiated after due diligence. The negotiation is going on and action plan is being formulated.
- (xiv) **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	Repair of Pillars of Gates.	: Main Gate Pillars have been repaired and designed with granite and lights. Action completed.
2	Water Proofing Treatment on Roof of affected flats.	: One roof has been repaired as pilot project. Action completed.
3	Upgradation of 08 Numbers of Lifts.	: Upgradation of Lifts completed.
4	Making wheelchair-friendly pathway from lift lobby to paved level in all blocks.	: Pending due to new models of wheel chairs as also other alternatives being available in the market.
5	Replacement of 2 X 200 KVA DG Sets	: New State-of-the Art 200 KVA DG Set has been installed.
6	Periphery of Pump Room Water Proofing.	: Not yet started.
7	Installation of Rooftop Solar Plant.	After pilot roof repair/water proofing it is observed that condition of roof is not suitable for solar installation.
8	Repair & Plastering of Parapet Wall.	Repair & Plastering of Parapet Wall completed for Block No.1,2,7 & 8 including painting.

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Sl. No.	Work Programme	Action Taken
9	Painting of retrofitted Beams, Coloums, Slabs & Staircases and retrofittment if new cracks are observed.	: All painting completed for retrofitted pillars and beams and staircases. New cracks now have been observed in Beams, Pillars and Staircases. Retrofitment of these beams & columns are also being taken up.
10	Redesigning & implementation of Rain Water Harvesting System	: Although approx. 45 lacks was approved a more cost effective solution is being explored.
11	Grit Repairs as ongoing project.	: Suitable cost-effective solution is being explored
12	Kitchen Shafts – Change of Old Pipes as required basis.	: Kitchen shafts (2 Nos.) and wherever required bathroom/ toilet pipes (7 Nos.) have been changed.
13	Replacement of broken kota stone of Lift Lobbies Floor and facelift of lift lobby wall with stone cladding as per requirement.	: Not taken-up as yet.
14	Replacement /repair of broken kota stone of Staircase Tread as per requirement, if fund permits.	: Not taken-up as yet.
15	Refurbishment of Tank Pedestal when replaced.	: 12 Nos of Water Tanks have been replaced. All 12 pedestals have been refurbished.
16	Limited Internal Road Repair.	: Has been undertaken at Gate No.1.
17	Replacement of Old C.I. pipes to PVC pipes are being done with as required basis.	: Being done.
18	Repair of Staircase Waist Slab on as required basis.	: This has been carried out for Block Nos. 2, 3, 4, 5, 7 & 6 (partial).
19	Repair of Staircase Railing & height of Staircase Railings on outer side to be increased.	: Repair has been carried out wherever required.
20	Continuation of repairs of underground PVC water pipe system.	: Repair is being carried out as and when required.
21	Installation of a Fountain behind flag post.	: Fountain has been installed.

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Sl. No.	Work Programme	Action Taken
22	Painting of Generator Room & Transformer Room.	: Painting of Transformer Room Completed from outside. Inside painting completed in HT & LT panel of Generator Room. Pending:- Outside wall of DG room.

Agenda Item No. 3:**Report of the Managing Committee.**

The Secretary with the help of power point presentation highlighted achievements like Fountain on the Underground Reservoir, Installation of Garden Light (LED), Artwork on the walls of Transformer House, Facelift of Main Gate, Repair of Parapet & Painting, Procurement and installation of Sintex Water Tanks (12 nos.), Painting on Ramp Wall, Repair & Painting of Staircase & Stairwell, Installation of CPCB-IV compliant Generator Set,, Upgradation of OTIS Lifts in Block No. 4 as pilot (with HOP, COP, Sill & Sensors). He further mentioned about achievements of Dakshinayan Natya Goshthi, New innovative signage was also shown. He further informed for training & regular update of Fire-Fighting Equipment – now AMC has been awarded. Managing Committee is also trying to provide insurance to all employees.

Secretary further mentioned that our Society got the Certificate of Achievement (Semi-Finalist) from Federation of CGHS Dwarka out of all registered Co-operative Group Housing Societies of Dwarka.

Secretary further informed that from the very day this Managing Committee took over the management, asset value of the buildings were continuously increased from Rs. 85.30 lakhs to Rs. 86.30 lakhs while annual premium has been reduced from Rs. 5.18 lakhs to Rs. 1.65 lakhs, placement of 'S' type benches in parks and development of new cracks were also shown through power point presentation. He also showed the pictures of various improvements specially done in Doctor's room.

Secretary also intimated that the present HDPE water pipeline is extremely defect-prone. Hence Managing Committee members namely Shri Prabir Sanyal, Shri Saroj Sarkar & Shri Shyam Ghosh has formulated action plan to replace the existing water pipeline. On his request Shri Prabir Sanyal explained the proposed line diagram of the project to the General Body along with its advantage and dis-advantages, Bill of Material and its estimated cost was also presented through power point presentation.

Secretary also gave the pictorial presentation of cleaning of rainwater harvesting pits, placement of First-aid box and steps made for safety of senior citizens etc.

Thereafter he enumerated the challenges of living in buildings which has many inadequacies for instance open-to-sky shaft area and open electrical shaft area. Shri Saroj Sarkar was called upon to explain the plan of Managing Committee to correct these inadequacies to the General Body.



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Water Woes : Secretary informed that our present water pipeline is extremely defect prone. Hence Managing Committee is working on new water pipeline layout. He invited Shri Prabir Sanyal to inform the highlights of the proposed Water Pipeline.

Shri Prabir Sanyal (M. No. 768) informed the highlights as follows :-

- (a) Carbon Steel with wrapping / Ductile Iron pipe is proposed.
- (b) Additional 10 Gate Valves in place of 5, so that only limited area will be affected in case of breach. Design will provide each block shut down.
- (c) Cost Effectiveness :-
 - (i) Risers will not be changed.
 - (ii) Serviceable Gate Valves will be utilized.
 - (iii) Repair possible by our own plumbers (as against outsiders now).

Shri Basab Ghosh (M. No. 467) said that he thought it would be done in a phased manner. Further Shri Basab Ghosh expressed his doubt as to whether our plumbers will be able to take on the repair of the proposed new pipeline.

Secretary intimated that the Managing Committee proposes the entire pipeline is changed without changing the risers. Existing HDPE pipeline will be discontinued. However this will be done in consultation with reputed consultant only.

- (ii) **Update on the Legal Cases :** Secretary updated the status of the legal cases of the Society as follows :-

SL. NO.	PETITIONER	RESPONDENT	SUBJECT	AUTHORITY	PETITION NO	NEXT HEARING DATE
01	Bimal Kumar Jana	EPDP	APPEAL AGAINST EXPULSION ORDER ISSUED BY THE SOCIETY IN JULY, 2011	(DCT)	122/2015/DCT	06/10/2025
02	EPDP	BKJ	SPECIAL GENERAL BODY MEETING	FC	205/2023	03/10/2025
03	EPDP	DESIRE EVENTS	CHEQUE BOUNCING CASE	Dwarka Courts	CC NI ACT/857/2024	15/10/2025
04	Bimal Kumar Jana	SMT. SANTA DEY & OTHERS	TO CEASE MEMBERSHIP OF SMT. SANTA DEY (M.NO. 714)	HC	W.P.(C) 2819/2018	08/10/2025
05	EPDP	ARANJIT BHATTACHARY, (FLAT NO. 251)	ARBITRATION TOWARDS DEFAULT AMOUNT	RCS		15/10/2025

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- **Challenges in Dakshinayan :-** After presenting the Report of the Managing Committee, Secretary mentioned about the challenges that poor design of our buildings pose for maintenance namely, basements so planned that it cannot be used for parking, lift landings are so planned that all except ground floor residents are uncomfortable, staircases are so planned or executed that it needs special protection from rain to avoid repeated retrofitting, columns & beams were so constructed that within just 25 years we started detecting cracks needing retro-fitment, Electrical Shaft areas have been kept Open, Lift Lobbies are in the open area thus increasing wear and tear due to vagaries of weather, Pipe Shaft areas are kept open to sky consequently rainwater accumulates on the ground floor (mosquito breeding and pigeon dropping nuisance) and finally overhead water tanks which should have been RCC tanks duly planned on beam and column structure was replaced by syntax tanks on rooftop.

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

Agenda Item No. 4

Consideration of the Audited Accounts of the Society for the F.Y. 2024-25 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 2024-25 along with Compliance Report was sent to all members. No comments / clarification was received from any member till date. Hence the Accounts may be approved.

Shri Shibnath Chakraborty (M. No. 27) pointed out that at Para 2 at page no. 42 of the Audit Report, the Auditor mentioned "Trustees" and "Trust" instead of "Co-operative Group Housing Society" and "Managing Committee". This should be informed to the Auditor & RCS.

Secretary replied that the point is noted and will be informed to the Auditor & RCS.

Shri Basudeb Majumdar (M. No. 170) pointed out that at page no. 45 Auditor mentioned 321 members instead 360.

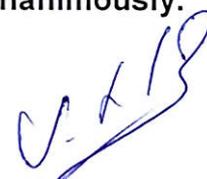
Secretary replied that many residents have not taken the membership of the society hence as on 30/08/2025 there are 320 Nos. of members.

Shri Basudeb Majumdar (M. No. 170) opined that those residents who have not taken the membership should not be allowed to live inside the premises. Secretary informed him that there is no such provision in law. Shri Basudeb Majumdar also wanted the details of the case of Flat No. 251 which was narrated by the Secretary.

Shri Shibnath Chakraborty (M. No. 27) mentioned that the family of many deceased members might not have taken up the transfer of the membership yet.

Resolution: After deliberations, the General Body approved the Audited Accounts and Compliance Report for the year 2024-25 unanimously.





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Agenda Item No. 5

Work Programme, Activities and Revised Budget for the FY 2025-26 and Proposed Budget Estimates for the F.Y. 2026-2027

Secretary intimated that the Work Programme, Revised Budget for the F.Y. 2025-26 and Proposed Budget Estimates for the F.Y. 2026-27 were sent to all members and requested the august House to approve the same.

He also informed that the Managing Committee has received some observations from Shri P. R. Das (M. No. 543) on the revised & proposed budget and had a detailed deliberation with him on all his observations. The main observation of Shri P.R. Das (M.No. 543) on water charges. He pointed out that the income was shown during FY 24-25 (4th quarter) as Rs. 5,76,881/- whereas in revised estimate (RE) of FY 2025-26 and budget estimate (BE) for FY 2026-27 no amount has been provided. After discussion with him, it was decided to incorporate these figures as Rs. 10 lakhs each for the FY 2025-26 (RE) and 2026-27 (BE) which will result in excess of expenditure over income as Rs. 1,74,000/- and Rs. 6,28,600/- respectively.

Secretary requested the House that the budget may be passed with these amendments as suggested by the honorable member and accepted by managing committee.

Decision : The General Body unanimously approved both the Work Programme and Revised Budget for the Financial Year 2025-26 and Proposed Budget Estimates for the Financial Year 2026-27, annexed at Annexure-1 & 2 respectively”

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

Secretary informed that the Drive Sheaves and Steel Wire Ropes have been replaced in all 16 lifts already. However, M/s OTIS Elevator insists to replace also (a) Car Sills (b) Sensors (c) COP (Car Operating Panel) (d) HOP (Hall Operating Panel) and ARD (Automatic Rescue Device).

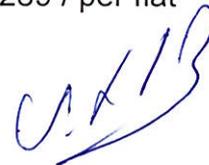
The Managing Committee decided to carry out a Pilot Project in the Lifts of Block No. 4 only. OTIS Elevator was sent the RFQ for (a), (b), (c) and (d). His initial quote for a,b,c (one block) was Rs. 5,30,000/-. After hard negotiation, it was brought down to Rs. 3,28,000/-.

He further informed that the Pilot Project in Block No. 4 was complete. If this is completed for all 8 blocks, the requirement of funds will be Rs. 26,24,000/- i.e. Rs. 7,289/- per flat.

He also intimated that OTIS Elevator quoted for ARD for all 16 lifts as Rs. 37,46,242/- (including GST) which will cost Rs. 10,406/- each flat.

However if the General Body desires to install both the total cost will be (Rs. 26,24,000/-+ Rs. 37,46,242/-=Total : Rs. 63,70,242/-) Hence per flat cost will be Rs. 17,695/- (Say Rs. 18,000/-). He offered following options :-

- (a) Go for complete upgradation @ Rs. 18,000 / per flat
- (b) Only change of Sills, HOP-COP & Sensors etc. @ Rs. 7,289 / per flat
- (c) Only go for ARD @ Rs. 10,406 / per flat
- (d) RELAX



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It is further informed by the Secretary to the General Body that the Managing Committee obtained the quotations for new 16 lifts also for working out the cost per flat. The Managing Committee received the following 3 quotations from vendors :-

Hitachi Elevators	Kone Elevators	OTIS Elevators
Rs. 5.12 Crores	Rs. 2.53 Crores	Rs. 2.64 Crores

Based on the quotation of OTIS Elevator of Rs. 2.64 Crores then per flat contribution will be Rs. 73,334/- for 16 new lifts.

Shri Shardingdu Biswas (M. No. 529) queried that if we change the HOP-COP, Sills & Sensors, how many years the lift will work.

Secretary replied that the life of the lift will increase by 5 – 6 years.

Shri Basudeb Majumdar (M.No. 170) mentioned that proper financial management is required.

Smt. Chandra Sen (M. No. 724) welcomed the upgradation in lifts. She informed that hooter button should be highlighted in the panel.

Secretary replied on her observation that for such observations she should not wait for the AGM. Instead visit the society office / inform Gate No.1 so that OTIS representative can be expedited to replace the same.

Shri Shovan Dutta Roy (M. No. 728) updated the House about ARD. He mentioned that when the power failed, our DG takes 40-45 seconds to resume the power supply. ARD is a device which provides power to the lift so that lift can work till it reaches the nearest floor. But ARD also takes 30 seconds to provide power to lift. Hence, it is not a very prudent decision to go for ARD when we have a new and functional stand by DG Set.

Regarding 2nd proposal, he suggested that we can go ahead to change the HOP-COP, Sensors & Sills.

Shri Shardingdu Biswas (529) opined that Managing Committee has been given power to take whatever decision they want. They may go ahead and do whatever is correct.

Shri Basab Ghosh (467) suggested the following :-

- (i) The cost shown for new lifts is without using the hard negotiating talent of Managing Committee. Hence, the cost is likely to come down.
- (ii) Although the generator power comes within 45 seconds, we have only one standby generator. Hence, either we should go for another standby generator or install ARD.

Shri Priyabrata Das (829) mentioned that lift is important. Hence, lifts should be replaced in phase-wise (say 3 lifts at a time) so that all 16 lifts can be replaced within 5 year time. Members will contribute Rs. 73,334/- in five years instead of upgradation of HOP-COP, Sensors & Sills.

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To this suggestion of procurement in a phased manner, Shri Shovan Dutta Roy opined that synchronization of old lifts and new lifts may pose a serious problem.

Brig Ujjal Dasgupta (726) suggested that one lift per block can be replaced with new lift.

Shri Prabir Sanyal (768) informed the House that in neighbouring society, members had paid Rs. 1 lakh each for a new lift.

Shri Shovan Dutta Roy (728) opined that phase-wise replacement of new lifts and payment within certain period needs to be discussed with the vendor (OTIS) in detail.

Shri Surojit Maitra (895) suggested that we should go with Option (b).

Shri D. Suresh (896) suggested that society should go for new lift with payment terms in 3 years. The payment terms should be negotiated with the OTIS strongly.

Shri Shome Nath Munshi (860) mentioned that society recently had done expenditure for changing of Drive Sheaves and Steel Wire Ropes on existing lifts, hence, we should go with option (b) instead of new lifts. Since the lift will not stop in all the floors there is no point in spending so much just now.

Shri R.N. Chakravarty (365) wanted to know the timeline of implementation of upgradation.

Shri Basab Ghosh (467) said that we should go for option (b).

Shri Shibnath Chakraborty (27) suggested that we can increase Depreciation Reserve Fund (DRF) from Rs. 325/- to Rs. 500/- to create a corpus fund which can be used exclusively for new lifts. The amount should be charged after completion of installments for upgradation of the lifts, say w.e.f. April, 2026.

Shri Shardindu Biswas (529) said that maintenance should be increased so that additional fund is available for new lifts when time comes to replace.

Decision: After detailed deliberations following was approved by the General Body unanimously :-

- (1) The Managing Committee will proceed with Option (b) i.e. replacement of HOP-COP, Sensors and Sills in all remaining lifts for which per flat has to pay @ Rs. 7,289/- in two equal installments.
- (2) Contribution towards Depreciation Reserve Fund (DRF) will be increased from Rs. 325/- to Rs. 500/- w.e.f. April, 2026. The incremental amount i.e. Rs. 175/- will be kept for purchase of new lifts.

Agenda Item No. 7

Matter related to Parapet & Roof Repair.

Secretary informed the General Body that this work was approved in the last AGM under Agenda Item No. 10. He intimated that the parapet repair work was completed in Block Nos. 1, 2, 7 & 8. The balance parapet repair of Block Nos. 3, 4, 5 & 6 will be taken-up if the financial power of Managing Committee be approved as per last AGM.

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The Roof Repair work successfully completed on the roof above Flat No. 576 as per IS 3067:1988 followed by Flood Test. He further informed that during repair work huge honeycombs were observed. This led the Managing Committee to decide not to go for solar installation involving digging up to mother slab in any block. The roof repairing is pending on the roof above flat no. 574 which will be taken up shortly.

Secretary intimated that the Managing Committee proposed to complete the work out of Maintenance Fund without burdening the members. He proposed that the limit of financial power of the Managing Committee may be continued as was approved in the last AGM held on 20/10/2024.

Smt. Alpana Biswas (683) wanted load testing should be carried out for the roofs.

Shri Priyabrata Das (829) agreed with the views of Smt. Alpana Biswas.

Secretary intimated that structural audit for roof at the cost of the society can only be undertaken when the necessity is identified and for those it is identified. It cannot be taken up arbitrarily since water tanks are on roof top for last 25 years without causing any problem.

Decision: The General Body unanimously approved the limit of expenditure by the Managing Committee to Rs. 10 lakhs of Rule 106 of DCS Rules 2007 to continue for this project also.

Agenda Item No. 8

Matter related to New Policy of Rainwater Harvesting.

Secretary intimated that Society had received another letter from Delhi Jal Board (DJB) on the subject and directed to disconnect/bifurcate/plug all other waste water from balcony, washing and paved/parking, storm water drain or sewage infiltration, if any, entering in to the RWH Pit(s) and submit compliance report. In this connection progress is mentioned in ATR. The Rainwater Harvesting Project as per current policy of DJB was already approved (Rs. 45 lakhs) by the General Body in the last AGM held on 20/10/2024 which can be financed through BMF/DRF.

The strategy of the Managing Committee is to keep in touch with Federation of CGHS Dwarka who is a party to the case against DJB. NGT & Federation are party to the case which is in progress. We will wait till judgement arrives.

Resolution : The General Body unanimously agreed with the proposal of the Managing Committee and assured sanction of requisite fund as already approved in the last AGM held on 20/10/2024.

Agenda Item No. 9

Matter related to new cracks observed in Columns, Beams, Staircase waists.

Secretary informed the General Body that after submission of our compliance certificate to DDA, some new cracks were visible and these had to be retrofitted on priority. Though we are doing so there is a need to ensure that sufficient fund and financial power of MC is available to ensure timely retrofitment for safety of all of us. He showed the block-wise column, beams of staircase and Staircase waist slabs which have been repaired and which are due for repair.

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Resolution : The General Body unanimously approved the retrofitment of newly observed column, beams of staircase and Staircase waist slabs out of General Maintenance Fund /BMF.

Agenda Item No. 10

Matter related to Installation of Roof top solar plant.

Secretary intimated the House that a Sub-Committee was formed to progress installation of Solar in last AGM held on 20/10/2024 under Agenda Item No. 9 consisting of following members :-

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

Secretary informed that during roof repair / waterproofing in the pilot project of Block No.5 (on the roof of flat no. 576) it was observed that the construction of roof was not satisfactory, and honeycombs were observed. In view of this the Managing Committee does not recommend installation of solar on the roof of any block where digging upto mother slab will be required for installation of solar panels.

He stated that in view of above observation, the Sub-Committee took a view not to install Solar on the Roof of blocks. A secondary proposal to install solar on the roof of Sub-Station-1 & Sub-Station-2 needs further study of its efficacy. Hence, the Project is deferred.

Resolution : The General Body unanimously agreed to the decision of the Sub-Committee/Managing Committee.

Agenda Item No. 11

Matter related to Closing of Shaft Area.

Col Satchit Kumar Basu (Retd), Secretary intimated that electrical shafts are major electrical hazard & design flaw since it is completely open as per building plan. He proposed that a small pilot project may be undertaken to ensure that the safety is in position and there is no fire hazard. This will ensure stoppages of misuse of shafts. The Managing Committee proposed that the fund will be provided out of General Maintenance Fund without burdening the members.

He further stated that for plumbing shaft a major work in all buildings has been completed by providing door at ground floor by the present MC. The Managing Committee now proposes that the rooftop of plumbing shaft be covered with translucent sheet with steel frame to stop the ingress of rainwater and pigeon droppings which is hazardous for health. A Pilot Project will be taken up out of General Maintenance Fund.

Resolution : The General Body unanimously approved the proposal for covering the electrical Shafts & plumbing shafts. The Pilot Project will be undertaken out of General Maintenance Fund.

Alok

J. K. B.

Contd.../--

Agenda Item No. 12

Matter related to Lift lobby Guard wall.

Secretary stated that the guard wall paint of lift lobby and plaster gets damaged easily due to vagaries of weather. The MC is exploring possibility of providing permanent plaster / wall plaster / wall cladding to reduce maintenance cost as well as enhancing aesthetics and proposes to use fire-proof Panel in the open Lift Lobby Guard Wall to prevent the walls from weathering & consequently reducing recurring maintenance cost. This will also enhance the aesthetics and if approved, this will be taken up as Pilot Project out of General Maintenance Fund.

Resolution : The General Body unanimously approved the proposal as Pilot Project for providing fire-proof panel in open Lift Lobby Guard Wall to prevent the walls from weather by using General Maintenance Fund.

Agenda Item No. 13

Matter related to Parking Charges.

Secretary intimated that during the last AGM held on 29/10/2023, parking charges for 4-wheelers were reviewed. There was a proposal to increase the free dropping & pick-up facility **from 2 hours to 4 hours** which was accepted. He informed that it was observed that many residents are misusing the extended time permitted for free dropping & pick-up. Also it is administratively difficult to monitor the duration of 2-4 hours as pick-up facility.

He proposed that the dropping / pick-up facility will be only for **15 minutes maximum**, after which parking charges will be applicable. For hospitalization or such like events, a compassionate view may be taken for one day.

Shri Priyabrata Das (829) requested the house to reduce the parking charges for 3rd car.

Shri R.N. Chakravarty (365) said that there is no question of reducing the parking charges for 3rd car rather it should be increased to Rs. 5,000/-.

Resolution : The General Body unanimously approved the proposal of the Managing Committee to allow 15-minutes maximum time for dropping / pick-up facility by the residents.

Agenda Item No. 14

Matter related to allotment of funds for all projects.

Secretary proposed allocation of funds to the General Body in order to finance the following projects : -

- (a) Retrofitment (out of General Maintenance Fund /BMF)
- (b) Water Pipeline (Approval of Rs. 35 lakhs out of DRF)
- (c) Rainwater Harvesting System (Rs. 24 Lakhs out of DRF)

Contd.../--

A. S. K.

V. D. B.

He requested the General Body to approve the funds for the above-mentioned proposed projects.

Resolution : The General Body unanimously approved the proposal of the Managing Committee as per following :-

- (i) Retrofitment of columns, staircase beams & staircase waist slab will be undertaken as and when required out of General maintenance fund /BMF.
- (ii) Rs. 35 lakhs for the proposed new Water Pipeline Project will be undertaken out of DRF.
- (iii) Rs. 24 lakhs for Rainwater Harvesting System out of DRF, if required.

Agenda Item No. 14

Any other matter under the provisions of Bye-laws, Acts and Rules, with the permission of the Chair.

Secretary requested the Chair to allow for the following points :-

- (a) **Water Woes** : Secretary requested the General Body to approve the proposal given in Report of the Managing Committee.

Resolution : The General Body unanimously approved the proposal of new water pipeline at the proposed cost at Agenda Item no. 13. The fund was approved as per agenda point No.14.

- (b) **Letter from Mr. Basab Ghosh** : Secretary readout the letter received from Shri Basab Ghosh on Work-Programme for the information of the House.

Brig Ujjal Dasgupta (Retd) requested to raise a point and to speak on behalf of Shri Nimai Dasgupta (197) who was not present. He was permitted to do so. He said that from next year onwards we should co-ordinate with neighbouring puja committees for a decent place for visarjan of Durga idol as the place used for visarjan of Goddess Durga this year was very dirty and not appropriate.

President replied that we had been doing visarjan of Durga idol under JPC headed by Dwarka Kalibari at temporarily dug out pits where conditions were pitiable. That is why we decided to discontinue the old practice. This time, the new arrangement ensured participation of all the residents since it was next to the society premises. We had got it specially cleaned and sanitized for this purpose.

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

New Delhi
October 9th 2025


Col Satchit Kumar Basu (Retd)
Secretary


Alok Mukhopadhyay
President

Encl.: Annexure-1 & 2

Delhi EPDP CGHS Ltd, Dwarka, New Delhi-110078

APPROVED BUDGET FOR THE FINANCIAL YEAR 2025-26 & 2026-27

EXPENDITURE	Approved Budget for 2024-25	Approved Revised Budget for 2025-26	Approved Budget for 2026-27
Expenditure			
Salary and Overtime allowance to staff	3,000,000	3,280,000	3,444,000
Printing and Stationert	36,000	35,000	36,750
Postage and Courier	6,000	6,000	6,300
Local Convayance	15,000	15,000	15,750
Legal and Professional Charges	315,000	315,000	330,750
Housekeeping	670,000	710,000	745,500
Security Services	2,853,520	2,865,000	3,008,250
Office Maintenance	30,000	30,000	31,500
Repair and Maintenance	2,500,000	2,800,000	2,940,000
Annual Maintenance Charges (AMC)	1,050,000	1,050,000	1,102,500
Telephone Charges	12,000	5,000	5,250
Social Event Expenses	106,000	106,000	111,300
Expenses on Gen Body Meeting	100,000	100,000	105,000
Audit Fees	40,000	35,000	36,750
Library	5,000	-	-
Horticulture	20,000	20,000	21,000
Gymnasium	-	-	-
Bank Charges	5,000	5,000	5,250
Misc. Expenses	30,000	30,000	31,500
COMMON AREA EXPENSES	-	-	-
Electricity Charges	1,400,000	1,300,000	1,365,000
Water Charges	20,000	360,000	378,000
Diesel Consumption	10,000	10,000	10,500
Insurance Charges	15,000	15,000	15,750
	12,238,520	13,092,000	13,746,600
Electricity Charges	10,500,000	10,500,000	15,000,000
Diesel Charges	80,000	80,000	80,000
Insurance Charges	200,000	200,000	200,000
Provision for Depreciation	1,400,000	1,400,000	1,500,000
Contingency			
Ground Rent	280,000	280,000	270,000
Total Expenses	24,698,520	25,552,000	30,796,600
INCOME/RECEIPTS			
General Maintenance Charges	9,504,000	10,368,000	10,368,000
Addl Maintenance charges from Tenants	300,000	300,000	350,000
Parking Charges	400,000	400,000	400,000
Electricity Charges	10,500,000	10,500,000	15,000,000
Water Charges		1,000,000	1,000,000
Diesel Consumption	80,000	80,000	80,000
Insurance charges	200,000	200,000	200,000
Misc Income	850,000	850,000	1,000,000
Interest and late payment charges	1,400,000	1,400,000	1,500,000
Ground Rent	280,000	280,000	270,000
Total Income	23,514,000	25,378,000	30,168,000
Excess of expenditure over income	1,184,520	174,000	628,600
	24,698,520	25,552,000	30,796,600

Note : General Body may empower the Managing Committee for the unspent amount from one fund to utilize in another fund. Expenditure of a particular fund of approx.+/- 10% may be accepted. Financial power of managing committee may continue to remain as approved in the previous AGM.

Approved Work Programme for the year 2026 – 27
(and remaining period of current year)

- 1) Water Proofing Treatment on Roof of affected flats.
- 2) Making wheelchair-friendly pathway from lift lobby to paved level in all blocks.
- 3) Periphery of Pump Room Water Proofing.
- 4) Installation of Rooftop Solar Plant.
- 5) Repair & Plastering of Parapet Wall for balance buildings.
- 6) Redesigning & implementation of Rain Water Harvesting System as per latest policy.
- 7) Grit Repairs as ongoing project.
- 8) Kitchen Shafts – Change of Old Pipes as required basis.
- 9) Replacement of broken kota stone of Lift Lobbies Floor and facelift of lift lobby wall with stone cladding as per requirement.
- 10) Replacement/repair of broken kota stone of Staircase Tread as per requirement, if fund permits.
- 11) Refurbishment of Tank Pedestal when replaced.
- 12) Limited Internal Road Repair.
- 13) Replacement of Old C.I. to PVC pipes on as required basis.
- 14) Repair of Staircase Waist Slab of all blocks.
- 15) Painting of Staircase Railing.
- 16) Covering of Electrical Shaft Area.
- 17) Repair of Staircase Railing.
- 18) Continuation of repairs of underground PVC water pipe system.
- 19) Painting of Generator Room.
- 20) Flower Bed at ground floor level of all buildings need to be cemented over cinder filling.

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 already during AGM. Further fund to be provisioned.



