

## Minutes of the GBM held on 31<sup>st</sup> March, 2024

The General Body Meeting of NPSC CGHS Ltd., was held on Sunday, the 31.03.2024 at 08.00 A.M at Community Hall, Plot No.5, Sector 2, Dwarka, New Delhi-110-75 to transact the agenda given in the GBM Notice dated 13.03.2024. As the quorum was not complete till 08.30 AM, it was adjourned for 15 minutes and the GBM started at 08.45 AM without waiting for quorum. The members were present at the GBM.

### Point No 1 – Welcome Address by the President

The President welcomed all the members and requested them to follow the decorum during the proceedings so as to ensure meaningful discussion. He emphasized that only relevant matters should be discussed in the meeting, the members should speak one by one and contribute for making decisions in democratic manner.


The GBM thereafter proceeded to take up other items in the Agenda.


### Point No 2 – To approve the Budget Estimates for the Financial Year 2024-2025.

The draft Budget Estimates and Provisional Payment and Receipt Accounts were circulated to all the members and hard copies of the same were also provided to the members present to have a meaningful discussion.

There were some observations from the members –

- (i) Recurring and Non-Recurring Expenditure: - Mr NK Choker, Member expressed his opinion regarding recurring and non-recurring expenditure. With regard to recurring expenditure, he said that there is no objection it is a mandatory expenditure for smooth functioning of the society. He said that some of the non-recurring expenditure may be kept in abeyance, for example -
  - (a) Expenditure on DG Sets for making them Dual Fuel
  - (b) Civil works and maintenance expenditure.
- On point (a) above, the member was informed by the Hony. Secretary that as per the latest Govt. Notification of 06.02,2024, heavy penalties

  
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can be imposed in case the DG Sets are not converted into Dual Fuel or not having RECD. A fine of Rs 15,000/ per day i.e. Rs.30,000 per day for both the DG Sets would be imposed by the Commission of Air Quality Management.

Mr Anil Sondhi, Electricity Sub Committee Member informed that he has done a detailed study on the subject and informed that installation of RECD is cheaper option and he is in contact with different vendors for the same. **The members unanimously agreed that requisite steps should be taken to follow government guidelines pertaining to DG sets so as to avoid penalties.**


With regard to para (b) above, Mr Rakesh Gupta, Member, MC, informed that Civil Works of the society are of a continuing nature and are necessary for upkeep and maintenance of the old, constructed buildings of the society. A lot of civil works have been done in the past in-house like, removal of falling domes, change in water supply system removing clutter of pipelines from the roof of each block, water proofing of the roofs etc, LED lights have been put in the corridors of all blocks. He informed the members that the budget had been earmarked for maintenance works in the next financial year.

- **The members appreciated the work done by the infrastructure committee headed by Mr. Rakesh Gupta.**

(ii) Mr. Navin Rajpal, mentioned that the Electricity and Water Bills are on the higher side and expenditure on these heads need to be curtailed. He also said that expenditure on Fire Fighting seem to be on higher side.

- Mr Rakesh Gupta, Member MC and in-charge of Infrastructure Committee informed the members, that instead of power consuming tube lights, LEDs have been installed at all places and that too under two years' warranty. The Hony. Secretary informed the members that the increase in electricity bill is not due to higher consumption but due to the fact that PPAC (Power Purchase Adjustment Cost) has increased from 4.5% to 27.5%. The average consumption of the society is between 11,000 to 12,000 units per month since July 2019. **The bills are paid as per the bills received and no MC has any role to play in generating**

  
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**the bill. After deliberation it was decided to explore the possibility of installing light sensors in the lift.**

- Mr. Rakesh Gupta further informed that there was a technical flaw in the Firefighting storage water tanks since the pipelines laid to get the water from the tanks was almost halfway above the tank. Thus, water only half tank of its storage capacity was available in case of an emergency. The pipes had worn out and required immediate replacement. He also mentioned that the Firefighting system is old and therefore maintenance recurring expenditure always will remain there and cannot be compromised. Mr Rakesh Jaiswal and Rajiv who assisted in Fire Fighting installation and maintenance were called in during course of GBM to update on the works which were executed.
- Regarding the Water bills, the member was informed that the Water Bills are paid as per actuals. If the consumption is less than 20KL per family then the bill is zero. A suggestion to requisition water tankers to reduce the bill **was not appreciated by members because of poor quality of water supplied by tankers.** Also, in summers it is difficult to maintain control on consumption till all residents cooperate. However, all the members unanimously **agreed there is a need to conserve water** which is a scarce resource.
- Mr Rajinder Gupta, Member, suggested that it is necessary to properly monitor RO System and seepages through cistern of toilet seats in the individual houses.

The Hony. Secretary requested all the members to use water economically. The guidelines would be shared with all the residents.

- Mr. Rajender Thakral, Member, **raised the point of expenditure incurred on safety grill.** The President informed the members that there were several complaints of chain and mobile snatching from outside the gate, drug addicts lying on the service lane, dead dogs and rats were being dumped in front of the Society, theft of a guest car parked outside the gate. MC had received many complaints of this nature. The fencing had been done in order to stop all those illegal activities of chain and mobile snatchers etc. The speed breakers had also been installed



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keeping in view the fact that some people cross the road at very fast speed, thus causing accidents, they also include the chain snatchers and other anti-social elements. The MC approached the local counsellor, Member of Parliament and also DDA for assistance but nothing came forward to help. Initially, old scrap retrieved from the Society was to be used. However, that was not uniform while laying and was rusted badly. Therefore, the funds were monetized after selling the scrap. For the Managing Committee, Safety, Security and Hygiene of the residents is of paramount importance. The work was done to keep that in mind. Majority of the members appreciated the work and were vocal in the GBM.

Besides, the area is also kept clean to give a good ambience. This effort of the society was well appreciated not only by the residents of the society but also by the members of adjacent societies also and they are also planning to have a similar fencing. Concluding, the President again said that **the grill was necessary for health, hygiene and safety**. Mr. Thakral suggested to go ahead with the work but to get the approval of the GBM.

- Mr BK Mahajan, Member, pointed out that the Maintenance Charges of the Society are higher than some other societies of Dwarka.

Another member Mr. Tarun Gupta, appreciated Mr. Bhupinder's view. However, he brought out that Mr Bhupinder was heading the Accounts Committee for almost 5 years with this and the previous MC and was instrumental in making budget estimates. We could have saved money for five years if he had raised this issue earlier. However, he knows it better that with Approximately Rs 1.5 Lakhs electricity and similar amount of water bill plus security guard's salary of Rs One Lakh approximately and Staff Salary approximately of Rs 2 Lakhs is spent. This amounts to Rs 3000/ per flat. What about cost of AMCs of Lifts, CCTV, Intercom, Boom Barrier, DG Sets etc. Also cost of additional water tanker, horticulture and routine repair work in the Society was not included. On Mr. Tarun enquiring, Mr. Bhupinder accepted that these charges could not be reduced but then how could the maintenance be

  
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reduced? Yes of course, if services could be reduced, the maintenance definitely could be reduced. I pay the same maintenance as all of us and same maintenance is being paid by the MC members. Is the MC members' paying less? That should be a point of view. He said as members of the Society our requirement is to get better quality of services even if we have to pay Rs 500/ extra.

Mr. Tarun's view was appreciated by majority members.

Mr. Rajinder Gupta gave example of Brahma Apartments, where water procured through tankers is charged extra and common area electricity charged extra, Garbage collection is on two days a week and that each flat has to dispose of the same at the main gate. Floor cleaning is also twice a week. His view was that if services were to be reduced, the maintenance definitely would be reduced.

Ms Shubhra gave example of Mahalakshmi apartment (where she had stayed for quite some times) and so did Ms Prity Bhatt whose relative stays in the same apartments that the quality of cleanliness was atrocious there again cleaning & garbage collection was twice a week and electricity charges for common area was separately charged alongwith electricity bills raised by the MC.

Mr. Pankaj Singh **emphasized that the quality of services should not be compromised. He gave example of Ashadeep Apartment where he was staying there earlier, also that his brother and sisters are staying in other societies in Dwarka. The services provided there were horrible in those societies.** Ashadeep charged Rs 2700/ in the year 2016. After carrying out survey in the Dwarka Societies, he felt that NPSC was one of the best maintained Societies as compared to even Gurgaon and Noida societies and hence he bought the flat in this Society. He said they were happy with the services, beautiful park with fountain and fantastic ambience is an asset of the Society. And ambience is improving day by day. It is one of the best societies in Dwarka. Also, he further expressed that if 10 members want to reduce the maintenance and 190 say that charge extra but provide better facility Then the majority decision should be taken.



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In summing up, the members were informed by the Hony. Secretary that the societies which are collecting less in the name of Maintenance were charging the same in other heads like Common Area Electricity Charges, Water Charges, Lift Charges, Parking Charges for additional vehicles. Besides that, the safety and cleanliness (Solid Waste Management as per Govt Orders) was compromised in those societies. There are heavy fines for non-compliance especially on Solid Waste Management.


The members again **appreciated** that the beautiful park with fountain **which** is an asset of the Society and is not only enjoyed and appreciated by all residents but also by the visitors to the respective houses.


The President after all deliberations, conveyed to the members that everyone has to decide what facilities one has to avail or what facility has to be curtailed. All expenditures on services were also known to all members. He projected that the members in the House had to decide to either have maintenance as Rs 5 or same as the last year's. He also announced that the Budget was in front of the House. The members who were in favour of the Budget Estimates 2024-2025 should raise their hands. The majority of the members raised their hands in favour of the budget. The President impressed upon the members in the house to check and verify the majority and objections if any. There were no objections in the House, after that the President declared that the budget and the maintenance were being passed with majority. He again asked the House if there were any objections and asked the cameraman to record the same. The Budget was accordingly passed.

2. The Budget Estimates for the financial year 2024-2025 and no change in the quarterly maintenance were therefore approved by the GBM.

3. **Point No 3 – Report of the Grit Wash Committee**

The Report of the Grit Wash Committee was shared with the members on email by the society. It is as follows:

  
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**“Quote”**

**Report of the Grit Wash Repair Committee**

1. A Committee was constituted as per the Managing Committee Resolution of 09 March 2024, to call for proposals for doing the Grit Wash Repair Work in the Society. Subsequently, all the members of the society were called upon to suggest the names of vendors who will be able to undertake the Grit Wash work in the society.
2. The names of the following vendors were suggested by the members and based on their recommendations; letters were sent to the following vendors: -

**Name of the Contractor**

**Recommended By**

Aar Interiors  
D-2/405 Fourth Floor, Flat No D-2  
Jaitpur Extn Part 3, Badarpur  
New Delhi

Dr. Lokesh Handa, C 102

SHELTERA CONSULTANTS PVT LTD  
74, South Patel Nagar Market,  
New Delhi 110008

Mr. Dinesh Kumar, D 402

Shradha Saburi Engineers Pvt. Ltd.  
304, Pankaj Airport Plaza  
Plot 12, Sector 6, Dwarka  
New Delhi 110078.

Col Suneel Ahuja (Retd) B 605

ANANJO CONSUTANTS PVT LTD  
Flat No 60, Pocket B-5, Rohini,  
New Delhi 110085


Col R S Pahwa (Retd) C 704


3. Thereafter, to analyse the inputs given by the vendors, a committee was constituted by the MC consisting of the following members: -

- (a) Mr. Jagdeep Singh Ghuman
- (b) Mr. Rakesh Kumar Gupta
- (c) Mr. M M Kesavan

4. In order to assess the suitability and competence of the vendors, the following details were asked for from the vendors: -

- (a) Assessment of area of repair.
- (b) How much time would it take to carry out comprehensive work.

  
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- (c) How much would be the warranty and mode of ensuring execution of warranty.
  - (d) Cost analysis to achieve the repairs.
  - (e) Methodology to be adopted for execution of work.
5. On receipt of the letter of the society, some of the vendors contacted the committee. However, none of the vendors submitted desired details in writing.
6. The Committee is of the view that the members of the Society again be approached to give some more names of the vendors.

**“Unquote”**

- Mr. Rajender Thakral, Member, expressed his concern for seepage and said that repair of Shafts be taken up on priority. He also expressed his concern for falling grit and said that it should be taken up urgently. He appreciated the work done by the Infrastructure Committee under Mr Rakesh Gupta and suggested that loose grit removal be done as was being done earlier.
- Mr. Rakesh Gupta brought out that the removal of loose grit is a risky project and for that the physical presence was required of a member for all time for supervision/guidance with the working team. Unfortunately, no one had volunteered to come and assist him. In fact, members like Mrs Kanta Pawar (as brought out by Mr Rajinder Thakral) got the work stopped. Under such circumstances it would be difficult to work. The work was always done under supervision. Secondly, the fixing and changing of rain water pipes with the new pipes, already purchased, for all vertical shafts work, could not be taken up as planned, since it was to be taken up as a comprehensive work along with repair of shafts and of grit wash through Contract/ 3<sup>rd</sup> party. Mr. Rakesh Gupta also brought out that members to decide who would be the Engineer Incharge for the entire outside vertical massive works if it gets executed through third party. Due to his health and age, he would be constrained to contribute. He also mentioned that the rain water harvesting pipes of PVC were more than 25 yrs old fitted in open shafts. They were fitted without clamps as a result now and then the joints got open due to hanging freely in vertical shafts and so there was a need for frequent maintenance to

*Rajender Thakral*

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stop seepage by raising scaffolding for 10 stories high towers. It is very risky and not safe for daily paid workers to carry out maintenance of these vertical pipes. Also being exposed to weathering effect they had out lived its life. Considering the risk involved in plugging seepages frequently, purchase of rainwater pipes from distributor of ASTRAL Co on heavy discount in the month of April 2023 as per planning to replace old ones by new ones through in house work. But in AGM of 16 July 2023, majority decided to get these pipes replaced and be included with shafts repairs along with Grit wash repair works through contract/03<sup>rd</sup> Party. Accordingly, no budget was allotted for fixing of these pipes in vertical shafts.

- Though the Seepage is monitored and repaired on daily basis despite with lot of risk involved, still the MC assured the member that all necessary steps would be taken regarding seepage and other issues.
- Mr. Rakesh Gupta informed the members that 2-3 days back a proposal had been received from a vendor which was approximately of One Crore Forty Lakhs, GST as per actual which is 18% at present so the cost with GST works out to Rs 1.65 crores. Besides, there were more hidden works chargeable extra for Grit Repair. The scope considered was not on actual survey but based on just contractors experience. As brought out there were hidden costs in the proposal and also the warranty period of two year was not practical. Also, as recommended by the GBM earlier, the repairs of shafts were also not included, which would entail more costs.

The President informed the members that a meeting (SGBM) would be called when more vendors approach and a comparative analysis would be done.

4. **Point No 4 – Any other item with the permission of the Chair**

- Brig Rana, Member, appreciated the good work of water-proofing of roofs done by the Infrastructure Committee under Mr. Rakesh Gupta. He also expressed the problem of low water pressure in 10<sup>th</sup> floor flats.

  
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The member was informed that the problem of low water pressure will be looked into by the MC as almost 200 flats had no complaints about low pressure

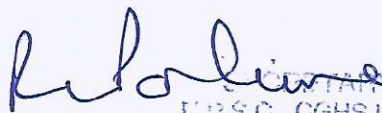
- Mr Chawla, Member, raised the point of personal WhatsApp group of the society.

The member was informed that an Admin Group is already functional in the society to give updates on all the issues of the society. However, the personal WhatsApp groups are of the individual members and different members are having different groups. A suggestion by him to have one common WhatsApp Group would be examined by the MC.

- Mr Sunil Ahuja, Member, pointed out that the Fire Fighting equipments in the Society are inadequate, no number of the Fire Agency / hospital has been displayed, there is no hooter in case of fire, and No Training or drills are being conducted in the society, no hydraulic testing of cylinders are being done and no emergency telephone number is displayed. He also suggested that convex mirrors be placed at the gates.

The member was informed that adequate number of fire-fighting equipments are available and a mock drill/ training is done periodically. Unfortunately, no member/resident comes for the drill. The hooters are also working. The Hydraulic testing is being done as per laid down norms. Since our Fire Fighting was based on the Wet Riser concept as per Delhi Fire Services Rules, water is always available in water tanks in case of any eventuality. The emergency telephone Nos are displayed at the main gate. However, the same will be reviewed and pasted in all blocks.

- Col Abhishek Uniyal, Member, pointed out that the speed limit of 10 km per hour be prescribed and there should be one way traffic in the society. The vehicles be parked in demarcated area only. He also said that suspended platform be procured by the society as it is useful in carrying out several works in the society. He also suggested that the Lifts be refurbished and Peepal trees be removed from shafts. Proper Notice

  
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Boards be placed in all the blocks and there should be contribution from the members for organising the social events.


The Hony. Secretary informed that the speed limit is 10 KMPH which is written on the Main Gate also. However, it is the responsibility of each member/resident to report violation of such incidents. As approved by the members, a fine of Rs 1000/- for over speeding would be imposed. For other issues/suggestions, the MC would circulate the Policy shortly.

- With regard to upkeep of lifts of the society, Mr Anil Sondhi, Member, Electrical Sub Committee informed that the lifts are around 20 years old and the approx. cost of changing a lift comes to Rs.16 to 17 lakhs. The members were of the view that the lifts should be replaced one by one. However, a bulk order be placed for getting discounts. Approval of the expenditure should be taken in the AGM/GBM.

The President thanked all the members for the participation in the GBM and for healthy discussion by one and all.

AS THERE WAS NO OTHER POINT, THE GBM ENDED WITH A VOTE OF THANKS TO THE CHAIR.

  
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