

Minutes of the GBM held on 29th June, 2025

The General Body Meeting of the NPSC CGHS Society was held on 29.06.2025 at Community Center , NPSC , Plot 5 Sector 2 Dwarka New Delhi.

The GBM started at 8.30 AM and after waiting 30 minutes meeting was adjourned for 15 minutes at 09.00AM as the quorum was not complete because only 42 members were present in physical mode by that time. The General Body met again at 09.15 AM. Total 96 members were present in physical mode and 21 members in online mode.

AGENDA ITEM 1: Welcome address by the President

Sh RK Thakral, President inaugurated the session. President informed the GB about the sad demise of 4 Members (Members and relatives of Members) after the last AGM held on 29th Sept. 2024 , namely Sh Bharat Mahani,(D503) ,Mr Major Singh (A503), Sh.Ramesh Chand Karanwal , father of Col Sandeep Karanwal (D204) and Mr Kush Gupta S/o Sh Tarun Gupta are not with us. He added that every life is precious, but losing Mr Kush was heart wrenching and tragic beyond words. A young, promising life was snatched from us. President requested everyone to rise and observe one minute silence and pray for the peace of the departed souls.

In his inaugural address the President welcomed all the Members present in the Community Hall and also other 21 members, who were present Online, since the meeting was conducted in Hybrid mode. The President started by emphasizing that he has not used the word "Family" in his address because members who use this word very frequently, don't really mean it. They should walk the talk. To buttress his point he cited a recent case and lamented that in spite his personal intervention and request to Members to participate in the International Yoga Day celebrations, an event organized in the Central Lawns of Society on 21st June 2025 by the Society, no one joined from a particular group. He exhorted the Members to make NPSC a vibrant society and requested every one to join hands and work for the betterment of Society by forgetting petty differences.



SECRETARY
N.P.S.C., CGHS LTD.,
PLOT NO.-5, SEC-2,
DWARKA, NEW DELHI-75



PRESIDENT
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1.

Before the Secretary could take up the Agenda Item 2 i.e. Secretary's report, and meeting could start as per the agenda, Sh. Arvind Bhatia (MNo.247), Ex-President interrupted and said that there is no provision in the DCS Act and Rules to conduct the meeting in Hybrid mode and the meeting would be null and void ab-initio. He was joined by Col RS Pahwa, (MNo.410), Ex-Secretary who opined that the though the initiative to conduct the meeting in Hybrid mode is a progressive step but added that MC should have issued guidelines for the conduct of this Hybrid meeting. Secretary while appreciating his position, allayed the apprehensions and informed that the MC has debated this issue in its meeting held on 21.06.2025 and have passed a unanimous resolution to conduct GBM in Hybrid mode as DCS Rules do not put any such restrictions. Secretary also mentioned that he has ensured that only Bonafide Members participate in the Online GB meeting by way of sending mails to individual members, who could not be present. He further mentioned that decision to allow Members participating online, to vote, is still not taken and General Body can take a call on this aspect. Further, RCS office have been informed about the decision of MC to conduct the meeting in Hybrid mode on 23.06.2025.

The meeting proceeded as per the agenda issued on 14.06.2025

ITEM 2 : SECRETARY'S REPORT

Dear Members,

I am privileged to present the report on behalf of the Managing Committee.

The Year 2025 so far, has been tumultuous and historic in many ways. The elections were conducted and 145 members participated and casted their votes. Members came from far and wide and some of these Members flew from distant places like Mumbai. I salute to their commitment for the welfare of Society and belief in the Democratic process and values. Ultimately elections were held on 09.02.20 25 and the present Managing Committee, all 13 members which constituted a team under the leadership of Sh RK Thakral, President were elected with a thumping majority. I on behalf of the Managing Committee sincerely thank the esteemed Members of NPSC Society to believe in the Democracy and






democratic values. It was really heartening and overwhelming to see 145 members come and vote for a change.

I also must share and inform the Members that Returning Officer (RO) in his order dated 11.02.2025 declared only 10 Members elected. The result of 3 members was withheld, on account of two ballots kept in the sealed cover. RO opened the sealed covers on 13.04.2025 and the votes/ballots of two Members kept under sealed cover were taken into account. With the counting of two ballots , Sh. BK Mahajan(MNo.346), Sh Nakul Kharbanda(MNo.565) and Sh MM Krishan(MNo.598) were declared elected. With this, the strength of MC increased from 10 to 13 and got completed.

1. Managing Committee welcomes following 2 Members, who applied for the Membership and have been given by present MC as per following details

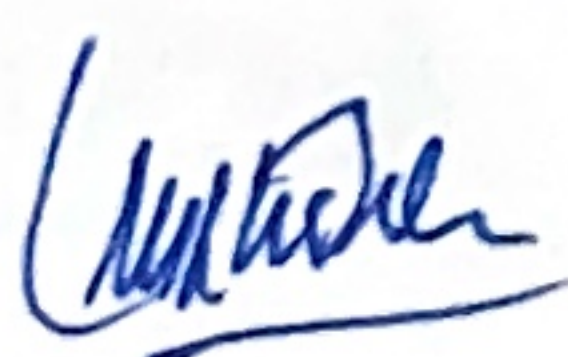
Sno	Flat No	Old MNo	Name	New MN0	Name of the New Member	Date of Membership	Date of Sale Deed
1	D-506	289	Rishu Bansal	623	Ms Chandika and Mr Navin	31.03.2025	01.08.2024
2	C-404	456	Rajesh Sharma	624	Ms Kamna	12.05.2025	20.03.2025

- MC has received request for New membership from Sh Kuldeep Singh Jakhar (D-901) and Sh. Pankaj Bansal (A-101). Their cases are pending on account of deficiency in the documents and restrictions to issue Membership prior one month of GBM notification as per DCS Rules, respectively.
- Case of Change of Membership submitted by Sh Avinash Tripathi (C-101) will also be taken up after GBM.



The new Managing Committee is working with full dedication and commitment to serve the members from the first word go keeping **Health, Safety and Security of the Residents as utmost priority**. MC have undertaken important decisions and following works have been completed successfully in a short span of just 4 months and 20 days.

1. In the 2nd meeting of MC on 22.02.2025 six members were co-opted in the Managing Committee. Subsequently after opening of sealed cover on 13.04.2025, three members out of these 6 co-opted members as special invitees got elected as regular MC members. As of now total 8 Sub-Committees have been constituted which are working effectively and efficiently for better management and smooth functioning of the Society.
2. New MC after taking over the charge, took immediate decision on the long pending issue of removal of loose and dangerously hanging Grit. President himself supervised the complete operations and all the identified loose Grit have been removed in just 1.5 months.
3. I must share that the " NPSC ADMINISTRATION " an official WhatsApp group was created by the outgoing MC to disseminate the official communications. The Ex-Secretary renamed the group and removed Secretary and President from this WhatsApp group few days after elections on the pretext that he created the group in 2019 only for their tenure. MC in its meeting held on 06.03.2025 RESOLVED to create a new WhatsApp group for official Communication. A new WhatsApp Group " NPSC Administration" has been created on 20th March 2025 using Society's official mobile No 9717077445 and is being used for all official communications. This new mobile number has been procured first time in the name of Society to avoid difficulty faced in handing over of control of WhatsApp group to new elected MC in future, as till date all official communications were being done using WhatsApp group created using individual mobile number. Another Mobile No. 9717077446 is being used by the President for official purposes.
4. As per FY 2024- 2025 provisional Income Expenditure statement Society had approx. 40.0 Lakhs of surplus. MC in its meeting held on 31st March




2025 , after detailed deliberations decided to pass on the benefit of Rebate to the Members. It was decided to give credit of Rs.12000/- to each Member, virtually, who have paid full 12 months Maintenance amount during FY2024-25 and adjust this amount against their Mtce charges from 1st July 2025, after approval of the proposed BE 2025-26 by the General Body.

If approved by the General Body, Members will get rebate of Rs. 12000/- in the second quarter (Q2) of FY 2025-26.

MC has undertaken and completed the following important pending works

- a. Replacement of Changeover switch of C-Block and replacement of Underground Cable connecting DG Set to Electrical panel of B-Block.
- b. Drive of Lift of A-Block big lift got replaced, free of cost , under AMC by OTIS.
- c. Installing new Water filter attached to water cooler lying faulty for more than 2 years , near Mandir.
- d. A drive was under taken to issue stickers to all vehicles. More than 100 vehicles have been provided stickers, which were not issued stickers in spite having paid the amount, for the last 3 years.
- e. Damaged valves, Pits and Manhole covers were replaced.
- f. Underground and O/H tanks were cleaned.
- g. Toilet near Main Gate was renovated which was planned about 6 years back.
- h. Concertina Fencing Wires on the peripheral wall between vacant plot and NPSC has been raised, to increase the safety and security of the residents.
- i. 3rd Underground water tank which was abandoned for a long due to leakage has been reinstated. With this the Society will have water reserve for additional 24 hours at the time of crisis in summers.
- j. Cleaning of Rain Water Harvesting (RWH) system was got done

WORKS AWARDED and UNDER PROGRESS



1. MC has in principle approved the installation of additional 24 IP based camera to be installed in the dark areas and replace analogue cameras with IP.
2. M/s Cranium Services , who were appointed in October 2023 were not providing services as per the Contract. Security was lax and in spite of advice and warnings, the services provided by the agency failed to improve. The MC has appointed new security agency M/s Vinayak Manpower Services wef 1st June 2025.
 - Installation of 42 Electrical Earthing pits and connecting GI strips at cost of approx. 3.0 Lakhs is under process.
 - Installations of 5 Convex Mirrors at the Gate and other blind spots inside the Society is completed. This has improved the visibility at the corners and entry/exit points at the main gate.
 - Repair of Society's Sign board installed near Mahalaxmi Society entrance
 - Award of Fire System repair work order to M/s A.S. Engineering , Palam New Delhi at a total cost of 4.3 Lakhs.
 - Addition of New functionalities such as Member's Login in the existing Society's Website npsscghs.in and transfer to new Server has been awarded to the existing vendor. The new functionalities will help members to view not only Notices, MC and AGM minutes posted by Admin, but Members will also be able to have access to their documents and details after logging through password.

Miscellaneous

- The Committee room measuring approx. 250 sq feet area was being used as a store. All unused/spare electrical, civil material were kept inside. Wires, empty boxes , cartons were strewn all around. The Committee room was got cleaned , whitewashed, and one 2 TR AC was installed at an approx. cost of Rs.50000/-. Presently all MC meetings are being held in the Committee room. A space of 250 sq feet has been reclaimed.



6.

- MC has appointed M/S Agrawal and Gaur as, Statutory Auditors for the FY 2024-2025 from approved panel of RCS.
- A Tender Committee consisting of the following Members have been constituted to finalize the BOQ of Shaft Repairs
 - Sh. KK Gupta VP & Co-ordinator
 - Sh. Anil Sardana Spl Invitee
 - Sh. BK Mahajan, Member
 - Sh. Manmohan Krishan , Member
- The Salary of Staff directly employed by Society was last raised in October 2023. It has been increased by 15% wef 01.05.2025
- Two flats D-1001, and D906 were sold to Mr Gaurav Malhotra & Smt Nidhi Kapoor Mahotra (MNo. 608) and Mr Pulkit Gupta (MNo. 609). RCS , vide letter No. F.47/839/GH/Sec-5/2020 dated 03.03.2025 has informed the Society that RCS has considered and approved that the case be placed before Rule-90 Committee for clearance.
- NOC issued to Sh. Mayank Sharma (B-702),for change of Membership. Sh BK Mahajan (A403) and Sh MM Asija were issued NOC for conversion of flats from leasehold to freehold
- M/S Yummy Mummy Tummy , a vendor was given shop No 2, and permitted to use this space to prepare and sell the snacks from this outlet. This not only violated the Rules and Society bye-laws but also there were no approval by the MC of this proposal. There was no written agreement between M/s Yummy Mummy Tummy and the Society, still M/s Yummy.. was allowed to pay security amount of Rs 28000/- and occupy the shop and keep the material inside. MC examined the entire case and got the shop vacated and refunded the Security amount
- F&V Shop (Amul shop) Mr Niranjn, the proprietor, has not paid rent since June 2023. The electricity bill for the month of April and May 2025, amounting to Rs.1090/- has also been not paid. There is no written agreement/contract. He has been given a notice to vacate.

[Signature]



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7

- Lift inspection by Electrical authorities, Delhi Govt was got done successfully.
- Insurance for the Building was got done at a a very competitive price of Rs.66787/-

The report is placed before the General body for approval and adoption and the same will be attached as annexure to the GBM minutes.

AGENDA ITEM 3 : DELEGATION OF FINANCIAL POWERS TO MC UNDER VARIOUS HEADS/ITEMS

Secretary proposed that MC should be delegated certain powers especially under Capital Head, so that expenditure of urgent nature can be incurred by MC without waiting for the approval of GB. The proposal is as given below:

Capital Expenditure:

- | | |
|--------------------------|------|
| a. (AC/PC/Furniture etc) | 200K |
| b. CCTV/Gen Set/Lifts | 400K |
- Up to 15K without tender after ascertaining the reasonableness of the rate
 - Up to 100K Based on 3 Quotations
 - Up to 500K Limited Tender
 - Above 500K Open Tender

Col RS Pahwa, Ex-Secretary questioned the need for such delegation of Financial Powers to MC and said that all expenditures should be planned and covered in the Budget Estimate.

Secretary replied that all planned and foreseeable expenditures have been covered in the proposed Budget Estimate. The delegation of Financial Power as sought, is only in respect of certain items that too in the case of exigencies

On the Secretary's report , Col RS Pahwa, Veteran and Ex-Secretary questioned whether the Building Insurance covers the " Riots" , Risk or not. He further added that the Members who have taken loan from banks, may have to pay an additional amount, to cover this Risk. In view of the remarks of Ex-Secretary the Insurance

(Signature)



(Signature)

Policy from M/s United India Insurance Co Ltd from 26.04.25 to 25.04.2026 was examined and it is informed to the esteemed Members that the "Riots" risk is very much covered in the Insurance Policy.

Col RS Pahwa Ex-Secretary further added that the Semi-official WhatsApp Group "NPSC Residents Group " has created lot of negativity, and hence the content should be regulated. Secretary suggested that this WhatsApp group can be disbanded, as the system/procedure to lodge complaints is already existing and the WhatsApp group is not serving any purpose. Sh P. Roychaudhary (D-202) and few other members suggested that there is a need to have such Semi-official WhatsApp Groups, but the content should be regulated and the membership can be restricted. After deliberations it was decided to continue with the "NPSC Residents Group" WhatsApp group with restricting the membership to one per flat.

AGENDA ITEM 4: Approve Minutes of MC after election in Feb 2025

Secretary informed that the MC minutes for one Year i.e. have been uploaded on the Society website npsscghs.in and sought the approval of MC Minutes of the tenure of Present MC from February 2025 to May 2025 (Minutes dated 12.02.2025, 22.02.2025, 06.03.2025, 23.03.2025, 31.03.2025, 25.04.2025, 12.05,2025). General Body approved the Minutes unanimously.

AGENDA ITEM 5: Approve the BE for the FY 2025-2026

Budget Estimate 2025-26 proposed income receipts of Rs 10718000/- and total Expenditure of Rs 10741625/- thus Surplus Receipts over expenditure of Rs.

(-)23625. BE also proposed a rebate of Rs.12000/- to Members who have paid full Mtce amount for FY 2024-25.

Col RS Pahwa Ex-Secretary suggested that the rebate to Members should be reexamined as the amount of Interest includes interest of 3.3Cr, which is the Principal amount of Sale of two flats which are not yet approved by the RCS.

He was informed that this aspect has been taken into account while working the rebate.



9

AGENDA ITEM 6:

President briefed the General Body on the issue of RWH, Lift, DG Set , Upliftment of Lift Lobbies, Low water pressure on top floor flats and Grit wash and Shaft repairs.

1. Rain Water Harvesting System: President informed that as per DJB notification dated 24.02.2024, the rain water from the roof tops only shall be collected in the RWH pits and the storm water i.e. the water from the roads, parking and open areas shall not be allowed in the RWH pits. More than 150 societies of Dwarka have been served with a notice for fine payment of Rs 80000 each, due to non compliance. Our society could manage without such notice. Mr Pahwa(Ex Secretary) had written a letter to the DJB and even CGHS has taken up to Supreme Court level but no relief coming. The society may be required to undertake the Civil works for this work to make it compliant to NGT orders. MC approached quite a few local contractors and the expenditures to take up this work will be approx. Rs.16.00 lakhs. expenditure GBM in principle approval is sought for taking up this work as and when needed.

Mr Rajinder Pahwa was of the opinion that the amount was on higher side. To which President responded that the amount is estimated amount and may go up or down.

Mr Rajinder Gupta (MNo.343) was of the opinion that if not properly planned and got executed the amount of 16.00 lakhs looks on very much lower side. President informed that he has a rough plan in his mind, of using the existing drains and if it works then there is a possibility to get the work done with in this budgeted amount of 16.00 lakhs. After deliberations in principle approval was provided by GB for taking up this work as and when needed.

2. Lift area upliftment:

President explained that the lift Lobby area is in a very bad shape and gives a very shabby looks and is an eye sore and needs upliftment. A few of the methods can be by providing PVC louvers(cost effective), Aluminium composite WPC panels,



AC Panels, tiling etc. Mr Rajinder Gupta suggested that the surfaces adopted should not attract dust and President was in affirmative and informed that the same was deliberated and suggested by one of the MC members in one of the MC meetings.

Mr Rajinder Pahwa was of the opinion that we should take services of the in-house available Architects, paying some nominal fees. President advised that the services should come willingly and free of charge, being society work. Proposed approximate budgeted cost of Rs 2,50,000 for all the 8 lift lobbies (Approx. Rs.30,000/- for each) was approved by GB.

3. Lifts:

President informed that MC have been in continuous touch with OTIS and requested them to let us know the factual status of the lifts, whether we should go for new lifts in phase manner or can continue with the same lifts.

OTIS advised that as there is no restriction on the availability of the spares in Delhi/ NCR region and the stoppages/ break downs of the lifts is normal and with certain civil repairs & other associated works as per the list provided by them (shared with the residents on Admin group), the existing lifts can easily work for another 4-5 years.

Also the replacement of lift will take about 1.25 to 1.5 years minimum (floating of tenders, ordering, delivery schedule, civil works, installation and commissioning etc).

The status of shaft surface(particularly Big lifts of A and C blocks) are in a very bad shape and the plaster has given away and is on the verge of falling.

In view of the above the following is proposed;

1. The Civil and other associated works(as suggested by OTIS) of all the lifts shall be got done(as required) on urgent basis, this will also work as pre installation preparation for the lifts. During installation of lifts only minor modifications (chipping or minor surface preparation) may be required. Civil works/ repair for each lift shall cost approximately Rs 1.00 lakh.
2. Considering that the existing lifts will survive for 4 years, then the process of big lifts replacement shall start after one year and complete the installation and



3. While the installation of big lifts in progress i.e. 2.5 years from now, start procurement process of small lifts and complete installations within next 1.5 years(4 years from now) in all respect.

b. Estimated cost of big lift

The process of tendering and ordering can be done together for Big lift and small lifts, for better negotiations to take cost benefit on the bulk order.

Mr Rajinder Gupta(MNo.343) opined that we need to be very aggressive with the vendors after placing of orders, as the vendors intend to delay once the order is placed on them. President was in agreement that he also carries the same feelings having dealt with multiple vendors during his vast working experience.

President proposed that presently GBM may approve 8.00 lakhs for Civil works/other associated repairs for all the lifts and the same was consented.

The issue is ongoing since long but without any proper solution. President personally visited one of the top floors flat no C-1003 and noticed that the water pressure was very low and no water coming in the showers. He tried increasing the supply line size to 2" size and then reducing to 3/4", but there was no significant change in pressure, also tried reducing no of fittings(to avoid frictional losers)but no significant increase in water pressure.

President also informed that for B and C blocks there are separate water tanks for top floors, whereas at A block tower 1 and 2 do not have separate tanks for top floor flats and D block has common water tanks for all the floors of all the towers. In view of this, the issue was discussed in one of the MC meetings and it was resolved and approved that the interested flat owners be allowed to use booster pumps directly on the supply lines to their flats. GBM is requested to approve the proposal as resolved and approved by MC, at owners own cost and risk including the electricity charges also to be borne by them. The proposal was approved.

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5. Diesel Generator Conversion as per Green Tribunal orders:

President informed that MC has been continuously following up with different vendors to get various options to full fill the Green Tribunal requirements on carbon emissions, and following options were received:

a. Option 1. RECD attachment ,though the cheapest option about 3 lakhs per DG (total about 6 lakhs for 2 DGs). But as our DGs are manufactured in Jan 2004, before the dead line of July 2004 for RECD attachment, the option is ruled out.

b. Hybrid mode, using PNG and Diesel as fuel in hybrid mode. The estimated cost (including PNG connection) is about 8.50 lakhs each (including the PNG connection) i.e. 17.00 lakhs for both the generators.

c. Gas engine generators;

1. 125 KVA gen set: 18.00 lakh each and 36 lakhs for 2 nos generators.

Buy back for 2 DG Sets: Rs.3.50 lakhs.

Net amount for 2 DG Sets: Rs.32.50 lakhs.

2. 250 KVA gen set: 40 lakhs each and 80 lakhs for 2 nos of generators.

Buy back : Rs.3.50 lakhs for 2

Net cost for 2 DGs : Rs.76.50 lakhs

d. DG sets 160 KVA (CPCB4 model): 18 lakhs each; 36 lakhs for 2. Buy back 3.5 lakhs.

Net amount for 2: 32.50 lakhs.

Based on the above information Presidents expressed his views/ recommendations ad follows;

With ever changing philosophies of Govt. option (d) i.e. diesel generators with CPCB4 is ruled out.

RECD attachment is ruled out ; not allowed for DG sets manufactured



13.

before July 2004.

Hybrid mode though cheaper than other options but the problem is that the Govt may come out with a philosophy of banning diesel in future, then this option is also ruled out.

The best option is to go for 2 gas engine generator sets of 125 KVA capacity amounting to net amount of 32.50 lakhs, if we can rework the electrical power back up load and prove that 125 KVA generator set is sufficient. Or we use the second gen set partially.

If we can not go for 125 KVA sets then we do not have any alternate but to go for 250 KVA generators costing net amount 76.50 lakhs. Think of installing only 01 gen set.

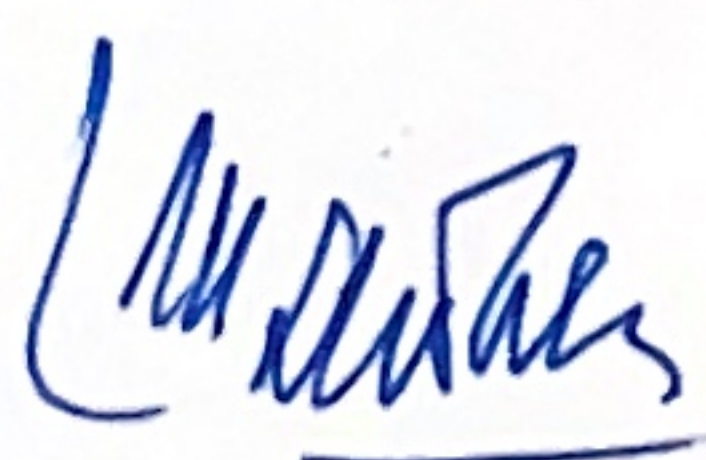
On the above recommendations Mr Rajinder Pahwa informed that based on their studies (during the past days) Gas Engine Generators may not be a viable economical solution because of high maintenance and monthly fixed PNG charges(even though the usage of Generators as a back up is very less).

He also ruled out the possibility of using 125 KVA generators as the 160 KVA DG is used to 90% capacity during power back .

Mr KK Jotwani (MNo.512) advised that to arrive at a suitable solution a committee of experienced technical members may be formed to analyse and recommend the best suitable solution. His advice was acceptable and President accordingly requested Mr KK Jotwani to take a lead in the formation of the committee.

6. Shafts and Grit Work:

President informed that a lot of messages are being flashed that the surface is exposed due to removal of loose & damaged grit and the water will engross the surface, from where the grit is removed and cause seepage inside the flats. He clarified that water always seeps into when it is stagnant and before removal of the loose grit works, the water was getting entrapped inside the cracks and causing seepage, whereas now the water flows out from the surface and seepage chances are negligible.




The MC has tried with quite a few contractors to get their views on the shafts repair and loose/ damaged grit repair. No contractors has come out with BOQ and estimated rates so far. The ballpark figure indicated by one of the contractors is about 1.20 Cr. Tender Sub-committee is already formed for the work and they are further working on this.

Mr Rajinder Gupta informed still the complete loose grit is not removed and risk still holds. President responded that updated status with risk involved and action required thereof is already provided by him on the Administration WhatsApp group. On the BOQ issue, Mr Rajinder Gupta informed that his services are available if required.


Other Issues:

Mr S N Bhat (MNo.526) raised the issue that parking Nos written on the boundary wall are not visible due to overgrown plants and wanted MC to look into. MC informed that they are in the process of remarking of car parking areas and this issue shall be taken care of parallelly.

Summing Up : In the end President thanked all the Members present to make the General Body a success. This GB Meeting was historic in many ways. Record 96 members attended the General Body Meeting in person and 21 Online. All the decisions were taken unanimously. The suggestions from all corners were welcomed, debated and included in the final decision. Members who participated online from distant places thanked the MC profusely.


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