

Minutes of Special General Body Meeting held on 24th March, 2024.

A Special General Body Meeting of the Society was called on the 24th March, 2024 at 11:00AM and the Notice for the same along with the annotated Agenda, was issued to the members vide letter No. YGGHS/SGBM/Mar 2024, dated the 10th March, 2024.

2. The Meeting commenced at 11:00AM but, as the quorum was not complete till 11:30AM, it was adjourned till 11:45 AM under Rule 48(3) of DCS Rules 2007. The meeting finally recommenced at 11:45 AM accordingly. The meeting was attended by 40 valid members.
3. At the outset, the President welcomed the members to the Meeting. Thereafter, the President, after welcoming the members to the meeting, and explaining the rules for conduct of SGBM, suggested that for orderly conduct of the Meeting, the members desirous of putting forth their views would be listed and called for ad seriatim. If some members desired to speak again for counter, they will again get their names listed and given a chance to speak again. He also explained the need and purpose of calling the Special General Body Meeting and the background of the Agenda item, viz "To discuss and finalize work related to building repair and regularisation of unauthorised extensions by way of FAR in light of suggestions/submissions by members based on decisions taken in previous SGBM/AGMs", decision on which was desired to be taken for the common welfare of the members of the Society. He also stated that sometimes there is a conflict in the individual interest and the common interest of the Society and in such a case, the common interest and welfare of the Society should prevail.

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11.4. Thereafter, the President called upon members who had been listed to express their views of the Agenda item one by one as per list and the views expressed by them are briefed below:

1. Shri Vijay Balayan: He emphasized the urgent need for repair of the building. He also stated that the question of availing of enhanced FAR had been discussed in one of the AGMs and it was decided to shelve the proposal for good.
2. Shri S.S. Ahlawat: Sh. Ahlawat was the original member of the Society and was allotted a flat on the first floor. However he gifted his flat to his son and is no longer a member of the Society. A question was raised as to whether non-members can be allowed to speak on Agenda in a SGBM and the house was of the opinion that in view of his long association with the Society, his views may be heard, even if the same are not considered by the House. He also emphasized on the urgent need for repairs but vehemently objected to availing of enhanced FAR as it would not be wise to tamper with the existing structure and may lead to complications.
3. Shri Bhoo Deo Singh: He also favoured need for urgent repairs including replacement of water pipes etc but expressed his opinion for not availing of the enhanced FAR as the Society building was self sufficient and he personally did not need any extra space.
4. Shri Sagar Hooda: He invited attention of the House to the unauthorized alterations/constructions in the Society which have marred the facade of the Society which now gives a very shabby look. He also mentioned in brief the objections raised by members allotted flats on 1st floor from time to time and stated that instead of Sheds, they can have some pucca roofs on their front balconies if we avail of the enhanced FAR, a concession allowed by DDA which may never be available to us in future. He also mentioned about the extensions in 11

SPECIAL GENERAL BODY MEETING ON 24/3/2024.

NO	NAME	FLAT NO	MEMBERSHIP NO	SIGNATURE
1.	Dharam Kaur	A-702	362	Dharam Kaur
2.	Yugal Kishor Bhagat	D-802	367	Yugal Kishor
3.	Kamal Kishore	C-402	398	Kamal Kishore
4.	Sudhin Sen	C-802	403	Sudhin Sen
5.	RONIT DUTTA	A-101	409	Ronit Dutta
6.	Yogesh Kumar	C-401	406	Yogesh Kumar
7.	ANIL MAHAJAN	D-201	305	Anil Mahajan
8.	P.C. Groug	B-102	346	P.C. Groug
9.	A.N. KHERA	D-203	M-310	A.N. Khera
10.	BHOD DEO SINGH	D-202	322	Bhodo Deo Singh
11.	Blaskar Mishra	B-101	412	Blaskar Mishra
12.	R. C. Sharma	A-603	240	R. C. Sharma
13.	SURESH JANGRA	B-302	319	Suresh Jangra
14.	Nirmal Khosla	A-401	415	Nirmal Khosla
15.	Neena Sisodi	C-601	360	Neena Sisodi
16.	Anoozrag Anooja	B-205	327	Anoozrag Anooja
17.	Dr Sahy Duggal	A102	384	Dr Sahy Duggal
18.	Komal Sharma	B-303	292	Komal Sharma
19.	Devender Kuma	A-802	317	Devender Kuma
20.	Rukh Saggi	B-401	419	Rukh Saggi
21.	ROOPAK VASHIST	B-202	410	Roopak Vashist
22.	ANKUSH SAIN	D-803	421	Ankush Sain
23.	VK Balyan	D-103	381	VK Balyan
24.	V.K. Yadav	A-403	309	V.K. Yadav
25.	Symul's	B-402	430	Symul's
26.	Meena	B-301	394	Meena
27.				

SN	NAME	FLAT No	Membership no	Signature
28	COL VS YADAV	A-703	307	
29	M.P. Singh	A-601	71	
30	Saurav Dhimar	D-401	432	
31	Vivek Mittal	D-702	431	
32	RAJAT PURI	D-501	303	
33	Bhant B. Bishra	DB-201	301	
34	Suresh Singh	A-903	369	
35	VARUN CHOPRA	B-803	422	
36	RAJESH KUMAR	C-702	298	
37	Karun Singh	A-303	355	
38	Rajnish Gupta	B-601	396	
39	Rahul Waha	A-502	399	
40	Ashu Sharma	D-801	408	
41	Chintu Devi	C-102	389	

protruding out from some flats which can be regularized and replicated in all flats in the Society uniformly. He urged all members to consider the proposal with positivity and avail of this once in a lifetime opportunity.

5. Shri Roopak Vashist: He stated that if we only undertake the repairs of the building it may take one and a half years to two years and if we decide to avail of the enhanced FAR for regularization, it may take six months more. He mentioned in brief the objections raised by members allotted flats on 1st floor from time to time and stated that instead of sheds, they can have some "pucca" roofs on their front balconies if we avail of the enhanced FAR, a concession allowed by DDA which may never be available to us in future. He also mentioned about the ~~protrusions in the building~~ protruding out from some

about the problems being faced due to the uneven and inconvenient balconies of the Society which necessitates installation of Sheds which leads to collection of rubbish and hindrance in repairs. He also spoke about the illegal alterations/constructions in the Society. He exhorted all members not to think only of their personal benefit but the overall benefit and welfare of all members of the Society. He also mentioned about the court case against illegal additions/construction in the Society and a sword of demolition by DBA on these illegalities is already hanging and will keep on hanging if the same are not regularized by availing of enhanced FAR.

6. Shri S.D. Yadav: Though not a member (his wife is a member), he supported availing of FAR as it is a matter of need for him and other members like him who have not made any illegal additions to the flat.

7. Shri H.R. Patil: Though not a member (his wife is a member), he only emphasized that, since we are a Co-operative Society, the views of majority should prevail even if a few members do not support a proposal.

8. Ms Neena Sirohi: Though a joint member (wife of a member), she supported the views of Shri Ahlawat, her father. However, she also spoke of her personal problem of suffering from allergies and that she may have to stay out of the Society for four years if we go in for availing of enhanced FAR, though like everyone else, she too needs extra space in the flat.

9. Shri Vivek Mittal: He basically emphasized that all members of the Society are equal and being allotted a flat of a certain category does not entitle those members to obstruct the desire of majority of members for availing of one time opportunity of enhanced FAR which is for the good of all members.

10. Shri Surjit Singh: He at the outset said he is for FAR. He also briefed the house about the pending...

additions/contraction in the society.

11. Shri Rajat Ravi : He supported the regularization of the illegal additions/contractions, which he felt exists in 90% of the flats and other additions to balconies etc to make them more useful by availing of the enhanced FAR. He also suggested that all the members should come on one platform for this, leaving aside their personal differences of opinion.
12. Shri Yogesh Bibra : Though a joint member (husband of a member) he explained in detail the illegal additions/unauthorized construction done by the Builder before allotment and individual members after allotment with reference to the approved building plan.
13. Shri S.S. Ahlawat : He, in rebuttal to opinions expressed by other members, said that his son who is now the owner of the flat has refused to agree to prevailing of FAR and even if 60 members are in favour and 10 against, the proposal cannot be implemented and you force us to go to Court as it cannot be approved by Court. He expressed the opinion that in case there is illegal constructions etc, let it be removed and he is hardly concerned with that.
14. Shri V.K. Yadav : He spoke in general about the need for spirit of co-operation by putting aside our egos and agree to the proposal of availing of FAR.
15. Shri Sagar Hooda : (In rebuttal) He again explained the benefits of availing of enhanced FAR for all members for the betterment of the Society. With special reference to Shri Ahlawat's comment regarding illegal constructions etc advocating their removal, he wondered how the members, who are victims of Builders illegal constructions, will feel on such demolitions. He therefore felt instead of demolitions, we must get these illegalities regularized by availing of enhanced FAR.
16. Shri Roopak Vashist : (In rebuttal)

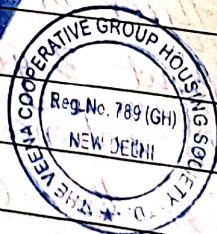
about the idea of demolition of illegal constructions which is certain to hurt the concerned members and again advocated acceptance of the proposal for FAR.

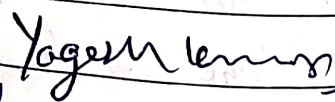
17. Shri Yogesh Bibra (In rebuttal) He basically emphasized that we have been discussing it for quite some time and the problem shall continue to exist if we do not take a decision now.
18. Shri Bhoo Deo Singh : (In rebuttal). He expressed the opinion that the idea of FAR should be explained to all members properly. He seemed to agree finally to the proposal for availing of FAR.
19. Shri Varun Chopra : (second member-his father is the First member). He expressed his agreement to ~~prevailing~~ availing of the enhanced FAR as his requirement of space is going to increase. However he felt dismayed with the attitude of members who insist on opposing the idea for the purpose of opposition without specifying what harm it would cause to them and suggested that a final decision should not be kept lingering.
20. Shri P.K. Chopra : He explained the revision of FAR from time to time as he was an officer in the concerned Department of DDA (Building Section) for about 3 years. He was of the opinion that we should avail of the enhanced FAR as per our requirement for the betterment of the Society.
5. After all those who desired to express their views on the Agenda item had spoken, the President cleared some of the points raised by members and desired that the decision of the House on the issue should be as much unanimous as possible. He then read out the Agenda item once again and called for voting by raising of hands. Before it could be done, he called on Shri Rajesh Kumar, member, who is an Architect, to clarify some points raised by Shri Kartar Singh about balconies and sturdiness of proposed additions to the Building besides availability of light and fresh air etc.
6. Thereafter, the House was requested to vote on the Agenda by

raising of hands. Only 5 valid members opposed the proposal and 35 valid members supported the proposal. One second member in joint membership attended the meeting but could not produce authority from the first member, hence this vote was not taken into account.

7. Before calling it a day, the President also informed the House that he has also received a joint representation signed by 54 Members and 8 emails requesting for regularisation of illegal additions/construction and other improvements in the Society by availing of the opportunity offered by DD through enhanced FAR as well as a few against it. He also explained that the MC would constitute a Committee of 6 to 8 members having experience in different fields for implementations of the decision and if required, seek requisite approvals from the House from time to time. The SGBM ended with thanks to all.


(Kamal Kishore)
President




(Yogesh Kumar)
Secretary