



Minutes of Annual General Body Meeting held on 16th September, 2018.

The Annual General Body Meeting of the Society was called on the 16th September, 2018 at 10.30 AM under Rule 51 of DCS Rules 2007 and the Notice for the same along with a copy each of the Audited Balance Sheet, Profit and Loss Account, together with the Audit objections thereon relating to the preceding year, the Report of the Committee and Agenda was issued to all the members vide letter No. VGSHS/AGM/SEPT 18, dated the 26th August, 2018.

2. The Meeting commenced at 10.30 AM but, as there were very few members present, it was adjourned till 11.00 AM. Since quorum was not present even at 11.00 AM the Meeting was once again adjourned for 15 minutes in terms of Rule 48 of the DCS Rules, 2007. Thereafter, the AGM commenced at 11.15 AM, under Rule 48(3) of DCS Rules, 2007. Though 40 persons signed the attendance for the AGM, attendance of 5 persons was found to be irregular. (Family member of Ms. Anupriya Chetal (Mem. No. 407) signed attendance for her though she was not present in the AGM; Shri Ashank Gupta (B-65) and Shri Bhaskar Mishra (B-101) are not members so far,

Cont - - - - -

from page - - - -

Mr. Suhel Duggal, father of Ms. Sahj Duggal (Mem. No. 384) signed attendance for her though she was not present in the AGM, and Shri Harsh Niwara (Mem. No. 388), who searched the venue of AGM after the AGM had concluded, recorded his presence forcibly by taking the Register from office Manager (in office). Thus, the AGM was attended by only 35 registered members.

3. The Secretary, conducted the Meeting as per Agenda and decisions taken, after discussions and due deliberations, as detailed below: -

(A) The Final Audited Accounts of the Society:

(i) The Final audited accounts of the Society for the Financial Year 2017-18 were presented to the General Body for confirmation. The few members' queries/doubts on known items of expenditure in the audited Balance Sheet were replied to and explained in detail. The Final Audited Accounts were then passed by the House by a voice vote.

(ii) We have two flats viz. Flats No. A-503 and D-601, which have not been allotted by the DDARCS so far. After the Draw and allotment of flats to other members, the

CON - - - -

from prepage - - -

"Fixed Charges" for electricity have also been apportioned to these flats and have accumulated over the years to the tune of Rs 41465.00 in respect of Flat A-503 and Rs. 25614.00 in respect of flat D-601, totalling Rs. 67259.00 till date. In the accounts of the Society, this amount is shown as outstanding against the Flats. It was proposed to the House to remove this discrepancy by technically writing off these outstanding dues. After a brief discussion, the House unanimously approved the proposal.

(B) Budget for the Current Financial Year (2018-19): The Treasurer presented the Budget for the financial year 2018-19 to the House for approval. Since the Budget showed a marginal ~~surplus~~ surplus, there was no proposal for increase in the maintenance charges or other charges. After a brief discussion and clarifications to queries by a few members, the Annual Budget was passed by the House by a voice vote.

(C) The approval granted to Smt. Ved Kumari and Sri Om Prakash (C-902) for parking their permanent stickered car in the general parking space for parking of temporary stickered cars adjacent to "C" Block for one year in the last AGM was reviewed.

Cont - - -

from pre-page

Since his overall health, instead of improving had suffered further due to cardiac issues recently, the House unanimously agreed to renew the approval for a further period of one year, to be reviewed in the next AGM.

(D) Proposal for Revision in FAR: The Secretary explained in brief the salient features of the proposed revision in the FAR, for which Concept Drawings were also made available to the members. These included:

(I) As a number of esteemed members of the Society expressed their desire to avail of the facility of revised FAR, taking a cue from a number of CGHSs in Dwarka who have successfully completed such projects, the services of M/s Design 'N' Design were availed of GRATIS for preparation of the Concept drawings. The actual increase in the FAR would depend upon availability of space, adherence to Building By-laws and approvals from the concerned authorities like DDA, Fire Services etc.

(II) (i) For First Floor, increase in the size of rooms as well as partial permanent covering of open space in the balconies over podium (which can be converted into an additional room in some flats. Of course,

Cont ---

~~from Prof. J. G.~~
The Cost would be in proportion to the area being developed for them.

(ii) All Common flats were estimated to get an additional area from 400 to 425 sq. feet, which would include an additional bathroom in each flat, as shown in the Drawings.

(iii) The Cost of Construction would be chargeable in two Slabs, viz:

(i) Slab I: For additional area upto 400 Sq. feet = @ $R_0 X$ per Sq. ft. upto 400 Sq. ft.

(ii) Slab II: For additional area above 400 Sq. ft. = @ $R_0(X + 20\% \text{ of } X)$ per Sq. ft. for additional area above Slab I.

('X' above would be the rate quoted by the building Contractor and accepted by the Society)

(III) Since most of the Pipelines in the Shafts have started decaying and had to be repaired for leakage often, the same need replacement as well as shifting to the outer surface of the facade of the building:

(IV) Repair/Redevelopment of Common Area and Parking facilities:

(i) Creation of Additional Parking Space for around 30 cars, over existing Basement parking space with a podium park above
Cost - - - - -

~~from page~~

This additional Parking Space, to maintain the mandatory green area in the Society. It was tentatively proposed to allot these additional parking slots to interested members through a lottery at a price fixed by the General Body, the additional revenue so generated to be utilized for replacement of lifts and redevelopment of Common Area of the Society for the welfare of members.

(ii) The work relating to ~~and~~ repairs to and painting of the exterior of the building proposed to be undertaken along with the work relating to increase in FAR, so as to harmonize the outer facade of the building and add to its aesthetics.

(V) (i) With the proposed increase in the FAR, the unauthorised construction done by the members in their flats, by way of taking portions of balconies in their Drawing rooms/Bedrooms, extensions in the Dining area by constructing cubicles in the open Common space, extension to the kitchen area and the like would be regularised.

(ii) With the proposed extension to balconies, there would be a uniformity in appearance thus doing away the need for plastic sheet sheds of various colours and hues in the balconies, got erected by members, giving

~~from page~~

the Society the look of a "Slum."

(VI) Once Concept Drawings and Scheme were approved in principle by the General Body, MC proposed to initiate further action such as formation of a Building Committee, preparation of working drawings, estimation, evaluation of Cost and evaluation of structural soundness/safety by approved Third Party, such as IIT-etc, as per By-laws and get the final Scheme approved in a Special General Body Meeting.

(E) (i) After the Secretary had outlined the salient features of the proposal as above, the members were invited to express their views on the same. Prominent among those who expressed their views against the proposal were Gen. S.S. Ahlawat (Mem. No. 353), Shri Vijay Balyan (Mem. No. 381) and Shri A.N. Khhera (Mem. No. 310). Their basic concern was for the security of the structure and personal security of residents; no substantial gain in space for 1st Floor residents - a separate category since they had paid additional money for the extra podium space; and discomfort for at least two years during the construction to be faced by all residents; restricted circulation of air and light and homogeneity of the building. Gen. Ahlawat also held that

Cont