

Minutes of special General body meeting held on 4th Aug 2024.

A special General Body meeting of the Society was called on the 4th August, 2024 at 11:00 AM & the Notice for the same, along with the annotated Agenda, was issued to the members vide letter no. VGGHS/SGBM/Aug 2024/2, dated the 27th July, 2024.

2. The Meeting commenced at 11:00 AM but, as the quorum was not complete till 11:30 AM, 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 43 valid Members. Sitting arrangement for non members who wanted to witness the proceeding was made separately to ensure orderly conduct of meeting.

3. At the outset, the President welcomed the members to the Meeting. Thereafter, he explained the rules for conduct of SGBM & also informed that members desirous of putting forth their views would be listed & called for ad seriatim. He also explained the need & purpose of calling the special General Body Meeting & the background of the Agenda items, viz. (a) "To discuss and approve appointment of Architect Firm M/S Gauri which participated in bid process & was found technically qualified as well as lowest bidder for building @ repair & FAR expansion work." And (b) "To discuss & approve estimated cost of repair of basement parking & priorities the same", decision on which was desired to be taken.

4. He informed the members that consequent to last SGBM held in Mar 2024, a Building Project committee was constituted consisting of some experienced members including some members who are well conversant with architecture & technical aspects. Based

on recommendation of Building Project Committee a tender was floated for FAR & repair work vide NIT No. Veena CGHS/2024-25/001 which was uploaded on society's website & also published in newspaper dated 05 July 24. In response to notice inviting tender, bids from six Architect firms were received. Technical bids from all firms were opened on same day in presence of representatives of firms. MC members & members from Building Project Committee had assessed all the technical bid documents according to laid down conditions & found two firms namely M/S Gauri & M/S Hadiso Construction Pvt. Ltd. technically suitable.

5. The President further informed that on 21 July 24, financial bids of both technically qualified firms were opened in the presence of their representative & their quoted bid amount is as follows:-

(a) Bid amount of M/S Gauri

Services upto stage I Rs 9,00,000/- Plus 18% GST

Services upto stage II Rs 10,00,000/- Plus 18% GST

(b) Bid amount of M/S Hadiso Construction Pvt Ltd-

Services upto stage I Rs 13,50,000/- Plus 18% GST

Services upto stage II Rs 31,50,000/- Plus 18% GST

The bid amount of M/S Gauri was the lowest, hence shortlisted for consideration of approval by members in this meeting.

It was also conveyed to members that on 23 July 24, members of MC & BPC further negotiated the ~~bid~~ bid amount with Mr. Rajat Goel representative of M/S Gauri, who, after prolong persuasion agreed to reduce the amount by Rs 1 Lakh from amount quoted for stage II payment.

6. With reference to second agenda point the President pointed

SPECIAL GENERAL BODY MEETING : 4th Aug 2024

SNO	Name	Flat No	membership No	Signature	Remarks
1	ROHIT OJHA	A-101	409		18
2	Sudhir Selt	C-802	403		28
3	Kamal Kishore	C-402	398		
4	Yogesh Kumar	C-401	406		
5	Yugal Kishor Bhagat	D-802	367		
6	Ankush Jain	D-803	421		
7	Sagar Hooda	A-202	361		
8	Roopak Vashisht	B-202	410		
9	Karlan Singh	A-303	355		
10	DAYARAM	C-101	423		
11	Normal Khosla	A-401	415		
12	Lovely & Yogesh Bhat	D-502	300		
13	VARUN CHOPRA	B-803			
14	Virender Kumar Yadav	A-903			
15	Rishabh Sangani	B-401			
16	Anuj	D-603			
17	Anurag Kishor	A-1001			
18	R. C. Sharma	A-603	240		
19	Kamal Kulkarni	C-602			
20	Anand Singh Anand	B-301			
21	RAJESH KUMAR	B-702	298		
22	S S Nair	B-701	235		
23	PC Grove	B-103	346		
24	Chetan Aggarwal	D-603			
25	Asha Sharma	D-901			
26	Anil MANDLA	D-201			
27	Chetan Mittal	D-702			
28	A. N. Khosla	D-203	M-310		
29	VK Balyan	D103	381		
30	Surinder	D-302	357		

Sr No	Name	Flat No	Membership No	Signature	Remarks
31	RATAT PURI	D-501	303		
32	COL V S YADAV	A-703	307		
33	Chinta Devi	C-102		chinta devi	
34	Saurav Dhiman	D-401			
35	HARDYAL MEEM	D-901	400		
36	Sunjit Singh	A-903	369		
37	RENU BJBRA	B-201	301		
38	BIASLER MICHYA	B-101	413		
39	Rahul Wala	A-502			
40	Rajnish Gupta	B-601			
41	Alex Varghese	D-703			
42	Meeraj K. Raw	B-301			
43	राजिनी	B-402			

out that the deteriorating condition of basement parking has been a cause of concern for all members. He conveyed that Management committee plans to priorities repair of basement parking separately

since it does not require any statutory permissions. He informed that an estimate of Rs 41,29,275/- was received for basement repair work but it was felt that estimate seems to be on higher side & does not include top water proofing therefore fresh tenders would be invited for greater transparency & competitive cost for this work. However, to expedite the process, approval of estimated expenditure of 45 Lakhs is sought for this work. In case of any major upward deviation fresh approval will be taken.

7. It was also explained that upon approval of first agenda appointment of architect firm M/S Gauri, a demand of Rs 10,000/- will be raised to cover major part of stage-I expense there after second demand for stage II expenses will be raised as per execution/timeline laid down & agreed upon by society. Similarly, on approval of second agenda, a demand of Rs 20,000/- will be raised to cover partial expenses of basement repair & demand for residual amount of expenses of basement repair will be raised based on actual estimate.

8. The President now called upon members to discuss & decide about both agenda points & expenditures involved. Views expressed by members on the agenda items are briefed below:

(a) Initially few people whose relative members were not present in the meeting tried to express their views, they were requested to let members present in person only participate in discussion since it is their rights. However, it was assured that views of non-attending members received through other communication channels will remain available in records.

(b) Shri Vijay Balyan: He expressed his concurrence for repair work but was unwilling to be part of FAR expansion work. Since both

works are planned to be executed simultaneously, he wishes to know whether FAR expansion work is optional. It was explained by the President that FAR expansion work is optional & those who are not willing to be part of FAR expansion work will not be forced to pay for it. He was also assured that all disagreements will be resolved within the framework of laid down rules. He further suggested the voting should be done in writing under member's signature instead of by raising hands which was accepted & later adhered to.

(c) Shri Kartar Singh : He wanted to know about ~~also~~ various services of architect contemplated under stage I & stage II for which his fee is sought to be approved. He had expressed his unawareness about detailed tender document uploaded on society's website. He was broadly explained & was informed about the availability of detailed tender document on website as well as in society office.

(d) Shri Surinder Kumar : He wanted to know the mode of communication channel for members not residing in society premises since WhatsApp mode was not used as official mode of communication & justification of linking of FAR & repair work in single agenda. He was informed that email sent on society's mail ID can be used for the purpose. Any communication regarding linking of FAR & repair work in single agenda it was clarified that agenda of repair in isolation was rejected by members in AGM held on 29th Oct 2023 whereas FAR & repair work in single agenda was passed by member in SGBM held on 24th 2024, At this stage he was requested to restrict himself to current agenda only.

(e) Shri Yogesh Bibra : He explained discrepancy on the part of build before allotment & individual members after allotment with reference

to the approved Building Plan. He emphasized the need to move ahead with this agenda in the overall interest of society.

(f) Shri Varun Chopra : He was perplexed as to why some members from 1st floor owners are against allowing FAR expansion work even though their area of occupation is not affected by this. In response to a direct question, Shri Vijay Balyan told him that 1st Floor owners had been charged extra cost at the time of allotment of their flat for using podium space adjacent to their flats & the same must be refunded with interest before going for FAR expansion. Thereafter he wanted to know if law permits expansion of FAR despite of opposition from some members & how the expenses are shared in such cases. He was informed that there are precedences where FAR is approved despite few unwilling members. Secondly unwilling members can neither be forced to bear the expenses nor will be sharing the benefit of expanded FAR.

(g) Shri Roopak Vashisht : He reiterated about the problems being faced due to small balconies & accumulation of rubbish over sheds installed by members which is difficult to clean. He also mentioned that member's stand that they will not allow FAR expansion at any cost have no logic & all should respect the will of majority members. He also requested members to restrict to current agenda.

(h) Shri Bhaskar Mishra : He spoke about disagreement among members regarding FAR but stressed that views of all must be respected & no one should be made to feel alienated.

(i) Shri Sagar Hooda : He invited attention of the House to the current agenda & pointed out that most of the ongoing discussion pertains to topics other than agenda especially about FAR expansion which has already been approved by last SGBM. He requested to restrict the discussion to current

agenda regarding appointment of architect & repair of basement,

(j) Shri Anooraj Ahooja : He conveyed his willingness to align his view with the decision taken by the house & expected speedy action to save society building from further deterioration. He particularly emphasized about proposal to be structurally sound & with uniformity in increase FAR area for all. He also guided members that conceptual structural drawings, structural audit & utility mapping survey of building must be part of process to ensure aesthetically pleasing & technically acceptable result of whole process. At this point the President requested Shri Sagar Hooda spokesperson of Building Project Committee to respond to technical points raised by him. Shri Sagar Hooda assured that all concern raised by Shri Anooraj Ahooja will be addressed & there will be no compromise with the safety of building.

(k) Shri V.S. Yadav : He seconded the points raised by Shri Anooraj Ahooja in the interest of society.

(l) Shri Kartar Singh : His attention was invited to address his left over queries which were in line with concerns raised by Shri Anooraj Ahooja & some were covered by Shri Sagar Hooda in his response.

(m) At this juncture the President appreciated points raised by some technically proficient members in the interest of society. He humbly requested to these members to become part of the process by joining either Management Committee or Building Project Committee team to ensure elimination of any chance of error at later stage due limitation of technical knowhow of a member like himself.

(n) After all those who desired to express their views on the agenda item had spoken, the president called for voting. Before it could be done

Shri Anoorag Ahoorja desired to add some more points.

(o) Shri Anoorag Ahoorja: He raised a point regarding use of FAR utilization in the basement area & requirement of water proofing on the top of basement parking. It was explained to him that additional FAR utilization in basement area was not found feasible under current DDA policy & water proofing of top of basement parking was already part of repair plan. He also raised other non-agenda queries related to funds collected for rain water harvesting system which were explained accordingly with a request to restrict his views within notified agenda & wait for forthcoming AGM for other items citing limitation prescribed for SGBM.

(p) Shri Varun Chopra: He relisted himself to speak & wanted to get clarification as to when will members be able to get total cost of repair. This query was responded by Shri Rajesh Kumar, is an Architect & a member of Building Project Committee. He clarified that actual expenditure will be calculated after complex technical assessment of requirement of building repair by an Architect & for this purpose first step is appointment of architect for which approval is sought.

(q) Shri V.S. Yadav: He raised certain point regarding specialized field of engineering to be utilized for specific purpose. The point was taken for implementation at right times since current agenda was only limited to appointment of short listed architect firm.

(r) Shri Rajat Goel: Mr. Rajat Goel from M/s Grawii, the architect firm, who was invited by M. G. Jain & introduced himself. He recommended taking up FAR & repair work simultaneously to save cost & time. The president thanked him for joining & informed him that he



would be called again to answer the questions of members in detail if proposal for his appointment is accepted by members.


(s) Shri Saurav Dhinan : He sought clarification as to whether unwilling member's share of cost will be borne by those who are willing to avail the benefit of FAR. In response the President again explained that cost of FAR will be shared by those members who are willing to avail this benefit. He also added that it is seen in other societies that members often change their mind & join to avail benefit of FAR at a later stage by paying applicable interest over the cost.

9. The President now called for voting on agenda "To discuss & approve appointment of Architect firm M/S Gauri which participated in bid process & was found technically qualified as well as lowest bidder for building repair & FAR expansion work by writing YES or NO on voting sheet. Out of total forty three attendees thirty four agreed with the proposal by writing YES on voting sheet & seven disagreed by writing NO on the voting sheet. Two members could not take part in voting as they left the meeting midway.

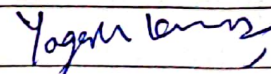
10. The President now read out the second agenda i.e. "To discuss & approve estimated cost of repair of basement parking & prioritise the same", & requested members to discuss & take decision on the same.

All members unanimously accepted the proposal by raising hands.

The SGBM ended with thanks to all.


(Kamel Kishore)
President




(Yogesh Kumar)
Secretary