

SPGM/2/2

Dated: 05th July 2023

Minutes of the meeting of Special General Body held on 02.07.2023

Meeting of the Special General Body was held on 02.07.2023 at 10.00 AM under the chairmanship of Shri Balwan Singh Duhan, President. Since the quorum was not complete till 10.30AM, the meeting was adjourned at 10:30 AM for 15 minutes and reconvened at 10:45 AM.

2. The President welcomed and thanked all the members in the meeting and reiterated that his task was made relatively easier by the co operations of the colleagues in the managing committee in overcoming all hurdles with ease. The managing committee is fully competent and working very hard for the interest of members and its family. Thereafter, two minutes silence was observed as homage to the departed souls of Mrs Santa Trehan and Sh. Neeraj Bhutani of flat no 37 and flat no 81 respectively.
3. Mrs Mariamma Chauhan, Secretary explained in brief the initiatives taken by the managing committee during the last one and half years namely introduction of the society newsletter/WhatsApp group, cleaning, painting of the society premises, changing of pipes, repairing of terrace, change of generator, substation repair, installation of LED lights in the society, dustbin in every block, termite treatment, fire safety certificates, commissioning of wireless indicators with alarms in all overhead water tanks and replacement of old water tank with five thousand litres capacity which provide a alarm in guard room resulting in avoiding huge water losses etc. She also explained that all the festivals were celebrated in the society in a family atmosphere. And the managing committee is contemplating installation of CCTV cameras, replacement of lifts and installation of solar panels.
4. Shri Vishwanathan, Vice president explained in detail the only agenda item i.e. retrofitting of the society columns as per the structural audit recommendations in line with the direction of DDA and honourable High Court of Delhi along with repair/renovation of society roads. He explained the details of the structural audit and the approved quotation received from M/S Blitz Developers shortlisted on the basis lowest quotation cum merit.
5. Shri Rahul Ranbir Singh, Treasurer has informed the members that the cost quoted in the shortlisted quotation for retrofitting viz Rs 24 lakhs and for the road repair cost of Rs 12 lakhs . Accordingly the expenses to be shared by each member is Rs 30000. As the society has a balance of Rs. 58 lakh in Sinking Fund account, a decision has to be taken by the members whether the entire expenses would be from the sinking fund or a portion of the expenses to be shared by the members.
6. Shri Arun Gupta (flat no. 16) resented the idea of sharing the expenses by the members and suggested the same may be recovered from the members of earlier managing committee because

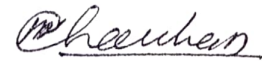


the expenses are required for the misdoings of the previous managing committee in the form of faulty extended construction.

7. When asked by Shri N P Singh (flat number 5) the level from where the retrofiting would start, the President responded that it would be from the foundation level.
8. Mr Vivek Rana (flat no. 26) appreciated the work done by present managing committee and stressed the need of repairing sewer lines, buildings, roads and other installation in the society etc.
9. Shri Surjeet Singh (flat no. 81) has proposed that 50% of the funding can be met out of Sinking Fund and the remaining 50% may be contributed by the members. He pointed out that the estimate appears to be very high and the MC should take appropriate steps to fix a reasonable rate. He also proposed that for repair of roads, RMC (Ready Made Concrete) may be used which may reduce total cost. This idea has been supported by Shri D. D. Gupta (flat no. 58) and Shri D. K. Sharma (flat no. 24). Shri Singh has also reiterated that the need for retrofiting has arisen basically due to the fault of the Architect/Contractor as they did not follow the guidelines relating to construction in Seismic Zone IV and for their fault, the members have to spend more. He proposed that explanation of Architect/Contractor be called for and if need be, the matter may be referred to Institute of Architects/ Institute of Engineers.
10. Mr Jain (flat number 3) has desired that the structural audit report may be shared with all members to which the President has mentioned that any member can get the copy of the structural audit report after depositing the cost of photocopy involved.
11. The President informed the members that the instructions for structural audit were received by the previous MC who had written to DDA wide letter dated 17th august 2020 that the society could not do structural audit due to the reason that most of the members were retired employees surviving on pension etc. And were unable to bear the cost and sought extension of time upto 31st march 2021. The President also showed the letter written by the then Secretary. At this point, Mr Pankaj Rai, the then Treasurer pointed out that he had never seen this letter before and that this position was not informed to the MC by the previous Secretary. This omission of the previous MC was deplored by the members.
12. After detailed discussions, the members decided by raising of their hands that:
 - (i) The 50% cost for retrofiting, should be borne out of Sinking Fund and the remaining 50% should be contributed by the members.
 - (ii) Explanation of Architect/Contractor of extended constructions may be sought for not following the guidelines for construction in Seismic Zone IV.
 - (iii) For repair of roads, the option of using RMC (Ready Made Concrete) may be explored and the expenditure involved may be met out of Sinking Fund and contribution from members on 50:50 basis.

There being no other points for discussion, the meeting was concluded with as vote of thanks to the chair.





Mrs. Mariamma K. Chauhan

Secretary

For Grih Mantralaya Emp. C.G.H.S. Ltd.