

**JAGARAN CO-OPERATIVE GROUP HOUSING SOCIETY LTD.**  
**MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 3<sup>rd</sup> DECEMBER 2023**

1. Annual General Body Meeting of Jagaran CGHS Ltd. was held on 3<sup>rd</sup> December, 2023 at 11.00 AM and conducted in Society lawns.
2. Honourable President welcomed the members of Jagaran CGHS Ltd. Notes on Agenda of AGM were distributed prior to the commencement of AGM.
3. **Confirmation of Minutes of last AGM:** The minutes of last AGM of Jagaran CGHS Ltd. held on 13<sup>th</sup> November, 2022 were confirmed.
4. **Audited Accounts & Balance Sheet:** Annual Balance Sheet and accounts of Jagaran CGHS Ltd. for the Financial Year 2022-23, ending 31st March, 2023 were considered and approved by the GBM.
5. **Ratification of New Members :** Application for transfer of membership approved by MC as listed below were presented to the General Body. The General Body ratified the same and members were formally welcomed.

Sr. No.	Flat No.	Membership No.	Name	Membership Transferred from	Attended AGM
1.	A-202	337	Mrs. Sheetal Gupta and Mr. Sachin Gupta	Mrs. Papri Mukherjee	Yes
2.	C-503	253	Mrs. Lalita Rawat	Mr. U S Pal	No
3.	A-403	342	Mrs. Shikha Yadav	Mr. Ram Pal Singh Yadav	No
4.	E-402	339	Mr. Varun Bhatia and Mrs. Kanika	Mrs. Rupali Sharma	Yes
5.	C-101	338	Mr. Anshul Malik and Mrs. Sunita	Ms. Harleen kaur	Yes
6.	D-601	340	Mrs Prachee Mohanti, Dr. Sudhir Kumar Satpathy and Mr. Subrat Kumar Satpathy	Mrs. Tulsi Laxman Shinde	Yes
7.	C-403	343	Mrs. Gargy and Mr. Prashant Rastogi	Mr. Rajpal Gulati	Yes
8.	F-202	341	Mr. Rajat Mathur and Mrs. Smita Mathur	Mrs. Sunita Warier	No

6. **Recovery of outstanding dues:** The General Body was informed of measures taken by MC for recovery of outstanding dues with respect to decisions taken during AGM of Jagaran CGHS Ltd. held on 13th November 2022 for against Flat No B 301 owned by Ms. Nivedita Biswas (Membership No. 147).
  - a) Amicable discussions were held with Ms. Nivedita Biswas during her visit to the Society office on 13/05/2023 and 14/05/2023 to resolve the disputed matter.
  - b) Ms. Nivedita Biswas had submitted an Affidavit to the Society office on. 18/07/2023, stating that cheque no. 662818, dated 09/02/2005, for Rs.50,000/- issued by Jagaran CGHS Ltd. has not been received by her.



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- c) Ms. Nivedita Biswas was furnished with the outstanding amount (excluding the disputed amount and its interest) and full details was shared with her in email vide excel attachment alongwith interest calculation. Society has received part payment from Ms. Biswas an amount of Rs.3,01,000/- (Rupees Three Lakhs and One Thousand only) by Cheque NO. 747923 dated 14/05/2023.
- d) Ms. Nivedita Biswas was requested to clear the balance amount of Rs 57,461/- as on May 2023 at the earliest. However, after multiple requests this is still pending. Outstanding Amount as on date 20<sup>th</sup> October, 2023, is Rs.82,804/- (Rupees Eighty-Two Thousand and Eight Hundred Four only).

**The House recommended that MC should continue to pursue with Ms. Nivedita Biswas to make regular payments and clear the balance amount.**

7. **Projects/Works undertaken:** Completion of projects and repair activities undertaken by the MC since the last AGM were highlighted:

- a) **Replacement of Shaft pipes (Sewage, Waste, Rainwater), Potable water pipes and Installation of individual water meters:** The works to replace all Sewage, Waste & Rainwater (SWR) pipelines including repair of plastering of shafts along with proposed installation of individual water meters for each flat has been completed for all 48 shafts. The work of 20 shafts has been completed after AGM held on 13 Nov 2022. Rooftop water meter and other accessories installation along with connection of water pipe lines to individual flats and balconies was completed as well. Total expenditure incurred for the complete project was **Rs.92,50,865/-** (Rupees Ninety Two Lakhs Fifty Thousand Eight Hundred and Sixty Five Only) including 18% GST. In this regard, demand raised from members was **Rs.84,00,000/-** (Rupees Eighty-Four Lakhs) through monthly instalment schedule. Balance amount has been arranged from the Society Fund.

A security deposit retained with the society of **Rs.3,37,101/-** (Rupees Three Lakh Thirty-Seven Thousand One Hundred One Only) shall be released after one year of completion of the project. The MC assured that security deposit, should be released to the contractor only after ensuring that the work has been completed satisfactorily. The General Body accorded approval for the same.

- b) **Whitewash/ Painting of common areas:** Previous AGM approved a budget of Rs.8.00 Lakhs for the work of whitewash/ painting of common areas and painting of staircase railings. This work has been duly completed by March 2023. Total expenditure incurred was **Rs.7,85,288/-** (Rupees Seven Lakhs Eighty-Five Thousand Two Hundred and Eighty-Eight Only).

8. **Review of on-going and Upcoming projects:**

Following projects and activities are proposed to be accomplished in coming months and in the year 2024.

- a) **Modification of Rainwater Harvesting System as per Directions of NGT:** With reference to Directions of Hon'ble NGT in the matter of O.A No. 147/2021 titled Mahesh Chandra Saxena Vs the Chief Secretary, Govt. Of NCT of Delhi &Ors., public notice was notified/published on 14.02.2023 with advisory that only rooftop Rain water should be connected to RWH system. All other waste water from balcony, washing and paved/parking area should be separated from RWH system.



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Accordingly, DPCC has directed DJB to issue necessary instructions to Group Housing Societies giving suitable timelines to make separate arrangements for compliance. Subsequently inspection has also been carried out by a Joint Committee of DJB, DPCC etc. who made survey of the RWH system in Dwarka societies. In continuation to this, we have received letter from DJB (similar to many societies in Dwarka) to submit compliance by 31.03.2023, later extended to 15.07.2023, failing which action deemed fit will be initiated against the Society under the provisions of relevant Environment protection Act and DJB norms. Jagaran CGHS has responded to the DJB letter seeking extension of six months for compliance due to prevailing rainy season, time required for arranging funds and undertaking implementation.

The House was apprised that MC has carried out study of the necessary design changes and collected inputs for feasibility of required modifications. The estimated cost for the implementation of this modification of RWH system in our Society is approximately Rs.6.00 Lakhs.

The General Body agreed to proceed further with the work of **Modification of Rainwater Harvesting System as per Directions of NGT** and gave the approval to raise demand for collection of Rs 6 Lakhs from members.

**Replacement of DG sets by Gas Genset as per directions of CAQM:** With reference to Directions of Hon'ble CAQM (Commission for Air Quality Management), Directions No. 54-57 dated 08.02.2022, followed by Direction No. 68 dated 14.09.2022, Direction No. 71 dated 15.05.2023, Direction No. 73 dated 02.06.2023, Direction No. 76, F.No.A-11018/01/ 2021-CQM/ 5322-5331, dated 29.09.2023, one-time exemption has been allowed and extension is received up to 31.12.2023 for strict adherence to measures for emission control and CAQM permitted operations of DG sets for all capacity ranges. It is noted here that CPCB has imposed ban on use of Diesel Gensets and this is applicable across Delhi and NCR.

The House was apprised that, by 31.12.2023 we are required to modify/ replace DG sets (125 kVA to less than 800 kVA) to adopt emission control measures /devices/ systems such as Dual Fuel Mode (70% natural gas + 30% diesel) OR provision of new DG sets of CPCB-IV standard OR Gensets running on LPG/ Natural Gas/ Biogas/ Propane/ Butane.

The House was apprised that, MC has undertaken due diligence in feasibility/ techno-commercial assessment of all options. Based on easy availability of IGL gas infrastructure in our society and comparison of cost V/s advantages, MC has considered purchase and implementation of one no. 100% Natural Gas Genset. Post site survey and completion of all necessary formalities, one commercial connection of IGL PNG supply for Gas Genset in our society has been ordered. The expenditure expected is around Rs.2 Lakhs. Further, order has been placed for 125 kVA Gas Genset of make Ashok Leyland, through Pee Kay Silent Generators Pvt. Ltd. Gensets who specialise in complete turnkey project executions as well as have operation and maintenance competencies. The total cost of implementation (including supply) of New Gas Genset is Rs. 14 Lakhs under the exchange offer with the old Kirloskar make DG Set currently installed in our Society Park. The new Gas Genset is expected to be delivered and commissioned in December 2023.



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The General Body approved Replacement of Kirloskar make DG set by Gas Genset, Ashok Leyland make.in the park at an expenditure of Rs. 16 Lakhs approx. (Rs.14 Lakhs for Genset + Rs.2 Lakhs for IGL connection). The General Body approved raising demands for Rs. 16 lakhs from members through monthly instalments.

- b) **Strengthening of Building columns as per compliance to revised BIS codes/ Structural Audit Report:** As per the revised BIS codes 13290 (Year 2016) for Design and Detailing of Concrete structures subjected to Seismic Forces, and as per Structural Audit report by SDMC empanelled Structural Engineer Mr.Viney Anand (License No: SE/0298), there is a need to strengthen our building columns (total 275 nos.) and increase the column dimensions (minimum 300mm) as per BIS codes. Out of 275 columns, 29 columns have been repaired/strengthened before the last AGM held on 13<sup>th</sup> November 2022. The work on balance 246 columns is yet to be taken up in phased manner.

The GBM was apprised that for phase-1, it is proposed to strengthen peripheral columns. To begin with 80 Nos column are targeted to be strengthened. Based on the past experience the **expected average cost of strengthening is Rs.55,000/-per column approximately**. The estimated cost of the phase-1 project is approximately Rs.44 Lakhs. The General Body accorded approval for the project and decided to raise demands for collection of funds from members through monthly Instalments.

- c) **Maintenance/ Repair of building/ Double Height Balcony cases:** The House was informed that balconies which form an extension from the main building are subjected to natural weathering, deterioration due to watering of potted plants and use of washing machine connected to balcony water-taps/drains. This results in exposed structure reinforcement and increased rebar corrosion. Several complaints have been received regarding falling of plaster.

It was informed to the General Body that Society has already repaired one such Double Height Balcony. Further, it is identified that there are 20 more Double Height Balconies which need similar repair work due to seepage and falling of loose concrete. The House was apprised that in view of non accessibility of lower ceiling of Double Height Balcony, the Society may undertake such repairs. However, all balcony/cantilever formations which are not double height, is considered to be maintained by owner, as individual allottees responsibility.

Accordingly, the General Body approved that Society shall undertake Building repair, maintenance of common area and Double Height balcony only. The AGM reiterated the earlier decision to stop keeping of potted plants on balcony parapets and common areas. It was also reiterated that members/residents should not keep any item in the common areas and stop using as storage place.

- d) **Creation of society website as per directions of RCS:** The House was informed that RCS of Delhi vide circular F.No.47/204/Coop/44/CDNo.000635428/466 dated 03.08.2023, has issued notice regarding development of a Website for all the cooperative societies registered under DCS A & DCS Rules. It is to be noted here that currently an official website does not exist for Jagaran CGHS. Creation and maintenance of such website requires costs for Hosting, Domain name, SSL Certificate on yearly renewal basis other than web designing and content management for document repository of Notices, Circulars, Minutes of GBM, Membership data etc. The GBM accorded approval for the expenditure of Rs.8500/- with respect to the above scope.



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e) **Provision of EV charging point:** The House was informed that on request from members, 2 nos. of EV charging points is proposed to be installed in Society premises. Location of these two EV charging points will be identified by MC. Authorised BSES vendor is proposed to carry out the deployment and maintenance of the charging points. Separate BSES EV charging meter shall be used to draw current for the required charging. After charging the vehicles, user can make payment using Mobile APP provided by the authorised BSES vendor, through online access and direct settlement method. The installation activity is proposed to be taken up early next year. Further, the House was informed that BSES will take a security deposit of Rs.25,000/- for installation of energy meter. The GBM accorded approval for the provision of EV charging point within society premises and also an approval for installation of energy meter.

f) **Total Expenditure and Demands proposed to be raised from Members:**

S.No.	Project	Estimated Expenditure	Estimated Contribution per Member	Proposed Monthly Demand
1.	Modification of Rainwater Harvesting System	6 lakhs		
2.	Replacement/ Modification of DG sets	16 lakhs		
3.	Strengthening of Building columns (80 Nos)	44 lakhs		
<b>Total Estimated Cost</b>		<b>66 Lakhs</b>	<b>55,000/-</b>	<b>Rs. 5000/- pm for Eleven Months</b>

g) **Methodology of Billing of water charges as per consumption recorded in the individual Water Meter:** The House was informed that **Individual Water Meter** have been installed and the bill raised by DJB for the Society would be recovered from the members in proportion to their consumptions of water, as recorded in the meter.

9. **Points raised by members.**

a) **Solar Panel Project:** The House recommended that the MC should evaluate the feasibility of installation of Solar Panel on Rooftop through detailed techno-commercial evaluation. In principle, the General Body accorded approval to proceed with this project.

b) **Guidelines for repair work:** The House discussed the matter of damages caused in neighbouring flats because of any repair work is carried by any individual flat owners. The House recommended to formulate an appropriate guidelines for this type of construction work.

c) **Parking of vehicles:** The issue of parking of vehicles in the premises of society was discussed at length. It was opined that due to limited space the parking of third vehicle by residents should not be allowed. The MC apprised the House that as a deterrent, parking charges of Rs.2,500/- is being charged for third vehicle. House suggested to maintain Status quo for parking of vehicles.

*Gargi Golder*  
11/12/2023