



AIR FORCE & NAVAL OFFICERS' CGHS LTD.

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AFNO/09

Ref. No.

Dated 07th Feb 2024

**MINUTES OF THE SPECIAL GENERAL BODY MEETING
OF AIR FORCE & NAVAL OFFICERS CGHS LTD HELD
AT 11:00 A.M ON 21st Jan 2024 AT COMMUNITY CENTRE**

- 1.0 **CONVENING OF THE MEETING.** The meeting was convened by the Secretary, Management Committee under clause 51(2) of DCS Rules 2007.
- 2.0 Videography of the proceedings have been done as per the existing instructions of the Registrar of Co-operative Societies on the subject.
- 3.0 **CHAIRMAN OF THE MEETING.** The meeting was chaired by Air Cmde S B Prasher AVSM VSM, President, Managing Committee.
- 4.0 **QUORUM OF THE MEETING.** Since the quorum was not complete the meeting was adjourned from 11:00 to 11:30 a.m. and subsequently from 11:30 to 11:45 a.m. At 11:45 a.m. since the provisions of clause 48 (3) of DCS Rules 2007 was satisfied with regard to quorum of the meeting hence the meeting commenced thereafter.
- 5.0 **SILENCE IN MEMORY OF THE WHO HAD EXPIRED SINCE THE CONDUCT OF THE LAST MEETING.** One minute silence was observed in the memory of the following Members who left us to the heavenly abode :-
 - (a) Late Air Cmde R N Diwan - Flat 578
 - (b) Late Gp Capt H S Bhatti - Flat 514
 - (c) Late Col Anil Kumar Bhargava - Flat 634
 - (d) Late Wg Cdr A K Tewari - Flat 261
 - (e) Late Wg Cdr V V Bhupati Rao - Flat 445



6.0 **OPENING ADDRESS BY CHAIRMAN.** The Chairman Air Cmde S B Prasher AVSM VSM, welcomed the members in attendance and briefed the house on the following Issues:-

7.0 **PROJECTS BEING UNDERTAKEN**

(f) **AMC for the Lift.** AMC for lift was reviewed which was over paid by the previous MC by an amount of Rs. 1,10,000. This amount was recovered by cancelling the old AMC and entering new AMC at revised lower price.

(g) **Dry and Dangerous Trees.** All dry and dangerous trees were removed in coordination with the Department of Forest and Horticulture free of cost and wood was donated to cremation grounds.

(h) **Building Insurance.** Revision of building insurance is being under taken by the MC as the valuation was highly undervalued. A detail presentation by Gp Capt S K Chauhan will be given during the meeting.

(i) **Environment Upgradation.** The President briefed the house on the steps taken by the Garden member to upgrade and beautify the ambience of our lawns.

(j) **COC.** The President briefed the house on formation of a Sub-committee on COC and expressed optimism for a positive resolution of the problem.

(k) **Road Safety Measure.** In order to provide safe and secure road safety environment, Speed brakers were installed at the service lane and within the Society Road for better traffic management and speed control.

(l) **CA Duties.** The duties and responsibility of the CA is under review by the Management Committee, as no defined task and written agreement has been entered into by the previous Management Committee.

7.1 **PROJECT IN PIPE LINE (PLANING)**

(m) **Report by Sub-committee on procurement/retro fitment of dual fuel kit to existing DG sets.** The Chairman informed the house that a Sub-committee headed by Air Cmde J K Thakur was entrusted with the responsibility to assess and recommend the best alternatives for our Society in view of the directions given by the Delhi Govt. vide letter no. A-11018/01/2021-CAQM/15322-15331 dated 29.09.2023 for use of existing DG sets with retro-fitment. The Sub-committee will give a detailed presentation to the house, with recommendations and approval of financial allocation of funds by SGM.

(n) **Re-assessment of Fire Fitting Installation.** The President briefed the house about the deteriorating condition of the existing fire hydrant system and fire accessories. He opined that the complete overall / replacement was not warranted and the existing system with partial repair / replacement of the system would make the fire fitting system fully functional. He also briefed the



Signature

house that the Management Committee will carry out a detailed assessment and work out the modalities before presenting the proposal to the house for approval.

(o) **Rooftop repairs.** The President informed the house that the existing rooftop surfaces have developed cracks and are the source of water leakage/seepage to the building particularly in respect of top floor flats. The projects will also be undertaken for water proofing and repair of rooftop surfaces in due course of time.

(p) **Refurbishment of Badminton Courts.** The President informed that the existing sports infrastructure, that is the badminton courts, needs refurbishment and upgradation for children and grandchildren to play on state of the art courts of international standards. A presentation by Gp Capt S K Chauhan Vice-President will be given during the meeting.

(q) **Rooftop Solar Panel Installation.** The President briefed the house that even though an opportunity to install rooftop grid connected solar system was missed out earlier few years back, the Management Committee is of the firm opinion that this project needs to be revisited in view of the Govt. thrust to encourage rooftop solar systems by providing encouraging subsidies which will benefit the Society and its members in long term.

(r) **Co-ordination with Local Authorities.** The President briefed the house that it is aggressively perusing the development and refurbishment of the adjacent Flt Lt Sunit Mohanty Memorial Park with the Local Authorities like MCD and DDA to develop the park befitting the honour and respect required in the name of Late Flt Lt Sunit Mohanty Memorial Park.

AGENDA POINTS

8.0 SUB-COMMITTEE ON 125 KVA DG SETS AND 11 KVA ELECTRIC SUBSTATION.

A Sub-committee was formed under the Chairmanship of Air Cmde J K Thakur to assess the requirements. He will make a presentation in the SGM regarding 125 KVA DG sets.

8.1 Decision.

After due deliberation by the members wherein the possibility of enhancing the existing power supply through generator from 2 amp per flat to 3 amp per flat as brought out by Wg Cdr M L Kapur was discussed and consciences decision emerged that the existing procurement of two 125 KVA DG sets are more than sufficient to meet the requirement. More over the regular power supply through BSES is also very stable and continuous resulting in minimum use of DG sets in future. The proposal to precure two DG sets of Cummins make with CPCB IV+



M. L. Kapur

configuration at the cost of Rs. 28 lakh on not exceeding basis was passed and proposed by Gp Capt U C Prasad and seconded by Brig V K Saxena.

9.0 **INSURANCE OF OUR ASSETS AND BUILDINGS.** Gp Capt SK Chauhan Vice President MC apprise the SGM on this issue followed by approval of new proposal by the SGM.

9.1 **Decision.**

After the presentation given by Gp Capt S K Chauhan Vice-President on the renewed requirements to revisit the existing insurance policy for better declared coverage value of the property with an annual primum of Rs. 3,95,890/- resulting in a payment of Rs. 1056/- per flat per year. The proposal was unanimously passed by the house by majority votes. The insured value of property is 300 cr vis-a-vis existing old value of 61 cr.

10.0 **STOPPAGE OF LEAKAGE AND SEEPAGE IN THE BUILDINGS.** This is a point carried forward from the previous SGM. It may be noted that the present President MC had chaired the Sub-committee to find a solution to this problem and he had apprised the members during SGM held on 04.06.2023. The rates of items of building material etc have gone up and needs approval for this project afresh.

- (i) Efforts will be made to re-negotiate with 'L-1' vendor recommended by the sub-committee at pre-negotiate rates with additional items of replacement of GI pipes (water supply).
- (ii) In case the 'L-1' vendor is unable to execute the work at the previous rates because of revised 2023 price index a fresh approval of the house at the new rate will be sought for.
- (iii) If above two proposals are not acceptable to the SGM, fresh tendering can be resorted to by a sub-committee which may land up in paying substantial higher cost.

10.1 **DECISION.**

The President Air Cmde S B Prasher AVSM VSM briefed the house on the urgent requirements to undertake necessary repairs / replacement of the shafts at each block housing the sewage, drainage, rain harvesting and water supply pipe lines. He also briefed the house on the amount concurred to repair these shafts undertaken so far in piece meal. He also brought out that the work can still be executed by the L1 vendor, the report of which was submitted to the previous Management Committee which was however rejected. Rear Admiral A S Sethi



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enquired about the scope of work and the modus operandi for executing this work be briefed to the house.

After due deliberations and the President having briefed the three options available to the MC, it was decided that **OPTION-1** that is executing the work through the L1 vendor at the earlier pre negotiated price with additional item of work that is replacement of GI water supply pipe lines with UPVC will be undertaken. The proposal was unanimously approved with following conditions:-

- (a) The existing 96 shafts with the predefined scope of work as intimated be executed of the cost of Rs. 40 lakhs (approx.) as submitted to previous MC by Sub-committee.
- (b) Replacement of GI water supply line with UPVC as additional item of work on cost of actual expenditure.

11.0 RENOVATION OF BOTH BADMINTON COURTS IN THE SOCIETY PREMISES WITH PP (POLY PROPYLENE) MATERIALS. Presentation on this will be given to the General Body by Vice President for approval.

11.1 Decision.

The house unanimously approved the proposal at an estimated cost of Rs. 2,30,000/- for refurbishment of both badminton courts to international standards.

12.0 INCREASE IN DIWALI HONORARIUM TO SOCIETY STAFF. Diwali contribution of Rs.400/- to be increased by Rs.200/-

12.1 Decision.

The house unanimously approved the proposal with an increase contribution from existing Rs. 400 to Rs. 600 each year as Diwali Honorarium.

13.0 CONCURRENCE OF SUB-COMMITTEE ON COC AS INTIMATED BY LETTER AFNO/010 DATED 22.12.2023.

13.1 Decision.

After due deliberations the house unanimously approved the following proposal:-

- (a) Three members representing the writ petitioners.
- (b) Three members representing first floor respondent.
- (c) Three members with neutral positions not associated with the case.



M. S. 11

14.0 EV CHARGING. This point needs discussion in view of the anticipated future influx of EV vehicle in the campus.

14.1 Decision.

The house approved the formation of Sub-committee by the Management Committee to explore and assess the requirements of EV charging stations as a collective and composite project.

15.0 The meeting concluded at 2.20 p.m. after all agenda points were discussed.

16.0 APPROVAL OF THESE MINUTES BY MC: These minutes drawn up by the Chairman of the meeting / Secretary were discussed by the Management Committee in their meeting held on 06th Feb 2024 and approved for release of information to all the residents.



(S B Prasher)
Air Cmde AVSM VSM
Chairman of the meeting



(Mamta Misra)
Secretary
For Managing Committee

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