



AIR FORCE & NAVAL OFFICERS' CGHS LTD.

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Ref. No.

Dated

AFNO/09

14th August 2024

**MINUTES OF THE SPECIAL GENERAL BODY MEETING
OF AIR FORCE & NAVAL OFFICERS CGHS LTD HELD
AT 11:30 A.M ON 11th AUGUST 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 11:30 to 11:45 and subsequently from 11:45 to 12:00. At 12:00, since the provisions of clause 48 (3) of DCS Rules 2007 was satisfied with regard to quorum of the meeting the meeting commenced thereafter.

5.0 **SILENCE IN MEMORY OF THOSE WHO EXPIRED SINCE THE CONDUCT OF THE LAST MEETING.** Two minute silence was observed in the memory of the Members who left us for their heavenly abode :-

(i) Late Wg Cdr SK Puri

- Flat 153



6.0 OPENING ADDRESS BY CHAIRMAN.

The Chairman welcomed the members and briefly explained the purpose of calling the Special General Body meeting. He pointed out that Fire safety is of prime concern for all the residents and advised them that they should cooperate with MC for all activities required for the fire safety. He pointed out that certain residents are hindering the process of clearing of bushes and trees for making a passage for fire tenders. He also emphasised the importance of third bedroom and store room to be regularized for each flat by DDA.

7.0 AGENDA POINTS

7.1 CERTIFICATE OF THE FIRE SAFETY.

A detailed presentation was made by Air Cmde Deepak Chandra Pandey Presiding Officer of the fire safety committee highlighting scope of work and approximate expenditure. The approximate expenditure as communicated by the Presiding Officer was from 22 lakhs to 25 lakhs.

Decision. The Expenditure of amount not exceeding 25 lakhs on fire safety was approved by the house. The point was proposed by Brig VK Saxena (Flat no.478) and seconded by Gp Capt Shailendra Mohan (Flat no.536)

7.2 REPLACEMENT / REPAIR OF TRANSFORMER (NO.04) IN OUR SOCIETY.

A detailed presentation was given by Gp Capt SK Chauhan Vice President MC. He informed the house that a new transformer would cost around Rs.9.25 lakhs plus GST / transportation and installation whereas the repair of the unserviceable transformer (no.04) would cost around Rs.3.6 lakhs. The old transformer (no.4) would fetch around Rs.1.75 lakhs if sold as scrap. After detailed discussions regarding repair of unserviceable transformer or its replacement with a new one, it was put to vote. Out of 56 members present, only six voted in favour of repair and rest 50 voted in favour of a new transformer.



Handing over the supply of electricity to individual flats by BSES was also discussed and it was decided to constitute a sub-committee for this purpose.

DECISION A new transformer at an approximate price of Rs.9.25 lakhs plus GST to be procured. A sub-committee studying the feasibility of handing over the supply of electricity to each flat by BSES is to be constituted.

7.3 INSTALLATION OF ROOF TOP SOLAR SYSTEM. Detailed presentation on this subject would be made in a subsequent SGM. However it was intimated by Gp Capt YP Jindal that approximate expenditure for solar system would be around Rs.2.35 crore. There was some apprehension expressed by the residents of 8th Floor residents represented by Gp Capt N Paul (Flat no.286) about damage to their roofs. Gp Capt SK Chauhan Vice President clarified that there would not be any damage to the roof tops.

7.4 BRIEF ON DDA LETTER FOR REGULARIZATION OF 3RD BEDROOM AND STORE ROOM. A presentation was made by Gp Capt SK Chauhan, Vice President. President read out the relevant portion of DDA letter regarding regularization of third bedroom and store room. It was emphasized by the President and Vice President that each resident should write to DDA regarding regularization of third bedroom and store room and a copy of the letter should be endorsed to MC. MC would centrally take up the case of regularization of third bedroom, store room and balconies with DDA. A letter has also been written to DDA on the subject by the Managing Committee.

The approximate expenditure for regularization of each flat would be Rs.1.70 lakhs to Rs.2 lakhs.

Point regarding covering of balconies also came up. It was submitted by few members that they have not covered their balconies. However Flt Lt SS Yadav (Flat



no.667) countered this point and informed the house that this was discussed during AGM held during 2012 wherein it was agreed that all balconies are considered to be covered.

Discussions on obtaining Certificate of completion (CoC) was also held wherein Gp Capt SK Chauhan informed the house about the mandatory requirement for obtaining CoC as per the latest guidelines of Ministry of Environment which are as follows:-

- (a) NOC for fire safety
- (b) **Solar Power**. 10% of total energy requirement is required to be obtained from Solar Power.
- (c) Rain water harvesting
- (d) **Green Area**. 15% of the total area of society to be green areas. One tree for every 80 square meter of the area. Our society requires 343 trees as per this calculation.
- (e) **Sewage Treatment Plant**. Any society generating 10,000 liters or more of wet sewage mandatory requires a sewage treatment plant.
- (f) **Ev charging station**. Ev charging station is also mandatory @ of one for every 80 vehicles in society

FINANCES FOR FIRE SAFETY AND NEW TRANSFORMER.

The approximate expenditure on these two points would be around 35 lakhs which comes to be around Rs.9833/- per flat. It was pointed out by few members that this expenditure is to be made out of Building Reserve fund. The Member (Finance) of



MC informed the house that there is insufficient funds available in the building reserve fund as a lot of expenditure by the MC on purchase of Generators / shaft repairs / making of new badminton court / emergency expenditure on the electric sub-station etc has been made. The point was put to vote wherein the majority voted in favour of residents bearing the cost of these two activities.

Decision. A sum of Rs.10000/- per flat would be billed to all members for meeting the expenditure.

The point was proposed by Brig VK Saxena and Seconded by Gp Capt Shailendra Mohan.

In the end, the President thanked all the members for sparing their valuable time and their contribution towards a fruitful discussions.

8.0 As there was no further point, the meeting was adjourned.

9.0 **AUTHENTICATION OF MINUTES.** The above minutes were discussed in a meeting of the Management Committee and approved for its release.



Air Cmde S B Prasher, AVSM VSM
Chairman of the meeting



Surg Cmde (Dr) VK Puri
Secretary

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1. Members - Through Notice / WhatsApp / E-mail and website -www.afnocghs.com

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2. Deputy Registrar of Co-operative Societies (SW)
Old Court building Parliament Street, New Delhi -110001

- By Speed post

