

AIR FORCE AND NAVAL OFFICERS CGHS LTD

PLOT NO.11, SECTOR-7, DWARKA, NEW DELHI-110075

(REGN NO.477/80)

Website – www.afnocghs.com

Email – afnoenclave@gmail.com

Tel no.011-45718577

AFNO/09

28th March 2023

MINUTES OF THE SPECIAL GENERAL BODY MEETING
OF AIR FORCE & NAVAL OFFICERS CGHS LTD HELD
AT 1030 A.M ON 12th MARCH 2023 AT THAPA MEMORIAL HALL

1.0 **CONVENING OF THE MEETING**

The meeting was convened by the Management Committee under clause 51(2) of DCS Rules 2007.

2.0 Video graphs 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 Vice Marshal SK Sharma (Retd) President Managing Committee.

4.0 **QUORUM IN THE MEETING**

The provisions of clause 48 (3) of DCS Rules 2007 have been satisfied with regard to quorum in the meeting.

5.0 **OPENING ADDRESS BY CHAIRMAN**

The Chairman welcomed the members and briefly explained the purpose of calling the Special General Body meeting.

6.0 The meeting was conducted by Gp Capt SK Chauhan (Member MC) who explained the reason and consequences of leaking pipes in the shaft of the society. The power presentation was provided for better understanding of the problems. The copy of the presentation was also circulated through website/whats app and email.

6.1 The House stated that the members have gone through the presentation and there is no need to repeat the same.

6.2 Air Cmde SB Prasher (Flat no.183) was permitted to speak on the subject of structural safety and water leaks in the building. The House discussed these details and a number of members participated in the discussions. The House came to a decision that both the




issues of leaking of pipes and strengthening of pillar beams and columns should be taken as a single project.

7.0 **Decision.** The General body unanimously decided to form a Sub-committee with Air Cmde SB Prasher as Presiding Officer with liberty to select sub-committee members ensuring representation from each block. The list of members of the sub-committee was later communicated to MC and is included in the terms of reference. The terms of reference to be issued by MC will form as a part of these proceedings and will be as "Annexure A".


8.0 There being no further points the meeting came to a close at 12.30 hrs.

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

Note - Post Script: The terms of reference to be issued by MC dated 14.03.2023 is placed ~~on~~ at "Annexure A" to these minutes.


(SK Sharma)
Air Vice Marshal (Retd)
President




28.3.2023
(KGR MENON)
Secretary

DISTRIBUTION:-

Members - Through Website / notice board / E-mail and Whats App

Copy to:-

1. Deputy Registrar of Co-operative Societies (SW)
Parliament Street, New Delhi -110001 - (with a CD in respect of the proceedings of the SGM duly video graphed as per para 2.0 above) **By Speed post**

AIR FORCE & NAVAL OFFICERS CGHS LTD.

ANNEXURE A

PLOT NO.11, SECTOR - 7, DWARKA, NEW DELHI - 110075

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14th March 2023

TERMS OF REFERENCE : SUB-COMMITTEE STRUCTURAL SAFETY

Introduction

1. A Special General Body Meeting (SGM) was called by the MC on 12th March with an Agenda to decide upon the Replacement / repairs to leaking pipelines installed in the shafts co-located with the flats. There are a total of 144 shafts in residential blocks. The house came to a unanimous decision that a sub-committee be formed with Air Cmde SB Parashar as presiding officer and the issue of repairs / replacement pipelines and strengthening of pillars and columns (emerging out of structural audit report of the society) be addressed in one go since the two issues impact the structural safety of the society. The house also decided to authorize Air Cmde SB Parashar to pick up his own team of members of Sub-committee.

Members of Sub Committee

2. As per the choice of team members submitted by the Presiding Officer the sub-committee is hereby formed as under:-

(a)	Air Cmde SB Parashar	(Flat No 183)	-	Presiding Officer.
(b)	Gp Capt YP Jindal	(Flat no.176)	-	Member
(c)	Gp Capt PV Singh	(Flat no.223)	-	Member
(d)	Gp Capt BS Daulta	(Flat no.227)	-	Member
(e)	Gp Capt UC Prasad	(Flat no.312)	-	Member
(f)	Sh. Ramesh Tomar	(Flat no.481)	-	Member
(g)	Air Cmde Deepak Chandra Pandey	(Flat no.523)-	-	Member
(h)	Flt Lt SS Yadav	(Flat no.667)	-	Member

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Objective and Scope of Sub-Committee.

3. The sub-Committee is formed with the objective of :-

(a) Studying the structural audit report of the society with special attention to the recommendations related to the damage to structures due to leaking pipes and ageing of buildings.

(b) To carry out physical survey of all the buildings of the society and to identify:-

(i) The pipes that require replacement or repairs.

(ii) The shafts that require water proofing and cementing.

(iii) The pillars and columns that have been weakened and require strengthening / jacketing.



[Handwritten signature]

- (iv) Whether scaffolding is required to be procured or hired.
- (c) To formulate the scope of work and decide upon:-
 - (i) Specification of materials.
 - (ii) Sizes and dimensions for materials where applicable.
 - (iii) Brand names of standard materials.
 - (iv) Mix of sand and cement for plastering.
 - (v) Quantity of each material.
 - (vi) Size and materials of scaffoldings if recommended.
 - (vii) Requirement of specialist and casual labour for completing the project (Approximate man days).

(d) **Formulation of Schedule of Requirements, Tendering and Financing of the Project.** The sub-committee is to:-

- (i) Compile Request for proposal taking the scope of work in consideration) and put it in public domain for members comments and information through MC.
 - (ii) Float open or limited tenders (as deemed appropriate by sub-committee)
 - (iii) Compile comparative chart and determine the best value for money vendors for undertaking the different works.
 - (iv) Work out the total cost of the project.
 - (v) Advise MC to conduct SGM for the purpose of obtaining GB approval for the scope of work and financial approval of the project.
 - (vi) Advise the house on the methodology for meeting the cost of project.
- (e) Placing Supply / Work Order On shortlisted Vendors
- (f) Monitoring of the project is to be undertaken by the sub-committee ensuring that all requirements including timelines are followed by the contractors.
4. The sub-committee is to keep MC and the members informed about the progress of the project from time to time.
5. MC will provide all the required support to the sub-committee for timely completion of the project.
6. Payments to the contractors will be made by the MC on the recommendations of sub-committee.
7. The sub-committee will hand over the completed proceedings and related documents to MC on completion of project.



AVM SK SHARMA
President MC