

# **AIR FORCE AND NAVAL OFFICERS CGHS LTD**

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

(REGN NO.477/80)

Website – [www.afnocghs.com](http://www.afnocghs.com)

Email – [afnoenclave@gmail.com](mailto:afnoenclave@gmail.com)

Tel no.011-45718577

AFNO/09

28 June 2023

## **MINUTES OF THE SPECIAL GENERAL BODY MEETING OF AIR FORCE & NAVAL OFFICERS CGHS LTD HELD AT 10:30 AM ON 04 JUNE 2023 AT THAPA MEMORIAL HALL**

### **1.0 CONVENING OF THE MEETING**

- 1.1 The meeting was convened by the Management Committee under Section 31(1) of DCS Act 2003 and the Rules there under.
- 1.2 Videography of the meeting has been done as per the existing instructions of RCS on the subject and these have been uploaded in the Society website [www.afnocghs.com](http://www.afnocghs.com) on 19.06.2023.

### **2.0 CHAIRMAN OF THE MEETING**

- 2.1 The meeting was chaired by AVM (Retd) SK Sharma, President Managing Committee.

### **3.0 QUORUM OF THE MEETING**

- 3.1 The provisions of Cause 48 (3) of DCS Rules 2007 have been complied with regards to quorum of the meeting. Attending members were welcomed by Secretary on behalf of Management Committee.

### **4.0 OBITUARIES**

- 4.1 At the outset two minutes silence was observed by the members in memory of those members and families who left for their heavenly abodes in the period after last AGM. They are:-

- (a) Late Mrs Rita Dutt Flat No 115.
- (b) Late Sh Awadhesh Srivastava Flat No 334.
- (c) Late Smt Santosh Mehta Flat No 161
- (d) Late Mrs Mamta Saxena Flat No 478.
- (e) Late Wg Cdr Om Pais Flat No 156.
- (f) Late Smt Vidya Jaggi Flat No 464.
- (g) Late Commodore SS Paur Flat No 351.
- (h) Late Wg Cdr NK Mohanty Flat No 111.



(i) Late Lt Col Harminder Preet Singh Flat No 621.

5.0 **OPENING ADDRESS BY THE CHAIRMAN.**

5.1 The chairman welcomed the members and briefly explained the purpose of the meeting to the members. The agenda points were circulated to the members in advance. The sequence of speakers was also intimated to the members. The brief on agenda points was also circulated to the members in advance. The report submitted by the President Sub-Committee (**copy placed at annexure A**), the note of dissent submitted by Gp Capt UC Prasad (the member expelled by the president sub-committee. Copy of dissent note placed at **annexure B** to these minutes) and the observations of MC on the report submitted by sub-committee (**copy placed at annexure C to these minutes**) were put in members' domain for their knowledge and information.

6.0 The Secretary with the permission of the chair requested Gp Capt SK Chauhan to conduct the proceedings of the meeting. In the beginning Gp Capt SK Chauhan stated that only the circulated agenda points will be discussed during the meeting. He then invited the sub-committee to give their presentation.

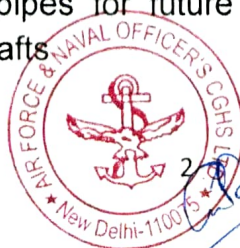
6.1 Thereafter joint presentation was given by Air Cmde SB Parashar, Air Cmde DC Pandey (Flat No 523) and Flt Lt SS Yadav (Flat No 667). In the presentation the approach and methodology adopted by the sub-committee to address the problem was explained in details. Point wise responses to the observations of the MC were covered in the presentation. The summary of points that emerged in the presentation were as follows:-

(a) The Sub-Committee at its own initiative had arranged for a complimentary cleaning of all the sewerages of the society using pneumatic machines. This took eight days' time. This has resulted in substantial savings to the society. The action was appreciated and applauded by the house.

(b) The sub-committee had taken the expert opinions from very senior retired CPWD and Army functionaries namely Retd DG CPWD, serving Chief Engg CPWD and Retd Col Rajeev Sood ( A resident of the society), (flat no. 647).

(c) The experts were of the opinion that the existing Cast Iron and Galvanized Iron pipes are in good condition with an expected life of upto 100 years and need not be replaced immediately or in near future. The house appeared to be in agreement with this view point. The leakages take place from joints in most of the cases and can be attended by Management Committee on as and when required basis.

(d) Open all the 96 shafts connected to two wash rooms located in the flats. This will improve the visibility pipes for future repairs. Opening the 96 shafts will also provide symmetry to the shafts



(e) The Sub-committee has not followed the strict financial procedures like circulating scope of work and proper RFP to MC and members and opening tenders in public place and following other financial cannons since these are not applicable to cooperative housing societies. (MC Comments: These requirements were clearly stated in the terms of reference and are of primary importance).

(f) RFP compiled as per CPWD norms was used by the sub-committee. The approximate cost as per CPWD norms was incorporated in RFP.

(g) Future repairs to the shafts / pipes should be carried out by MC from maintenance funds on as required basis.

(h) The opening of 48 shafts of kitchen will be undertaken in phase 2 and strengthening of building structures in phase 3. These phases will be undertaken after the phase 1 is completed. Tenders have also not been invited for these phases.

(i) The opening of 96 shafts will cost 39.50 lakhs and the sub-committee should be provided with funds to start the job.

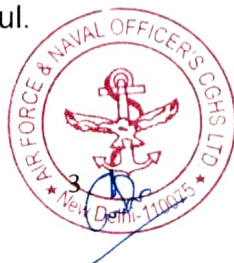
(j) The payment to the short listed vendor will be made on actual measurements. The replacement of the damaged pipes or any other job will be paid extra. The pipes procurement will be the responsibility of the Management Committee. Hence actual cost of the project can be substantially higher than the quoted price of Rs 39.50 lakhs.

(k) The Sub-Committee was of the view that they are answerable to only general body since it is a house formed sub-committee.(This view was aired during the meeting between MC and Sub-Committee on 31<sup>st</sup> May also). Some members were opposed to this stand of sub-committee.

6.3 Next Gp Capt UC Prasad took the stage and stated that he supports the experts' viewpoint that the pipes are quite strong and there is no need to change the pipes as of now. He also expressed the opinion that there is no immediate need to open the 96 shafts and the existing procedure of undertaking repairs / replacement on as required basis by MC should continue. The opening of all the shafts is waste of funds. His view found support from a number of members.

6.4 Next Gp Capt SK Chauhan briefly described MC viewpoint of the report and functioning of the sub-committee. The views in brief are as follows:-

(a) There is serious contradiction in sub-committee report. If the pipes are in good condition, where is the need for opening the 96 pipes? MC agrees with the viewpoints of Retd DG CPWD related to the good condition of pipes. Spending Rs 39.50 lakhs only for opening of shafts is wasteful.



(b) Most of leakages take place from kitchen pipes. Hence the opening of these shafts should be taken up first. The truth is that these shafts cannot be opened since these are filled with concrete. Sub-Committee seems to be agreeable to this view point of MC. Thus sub-committee's proposal does not meet the basic requirement of long term solution.

(c) Not following the well established financial and accounting procedure is a serious violation and MC cannot be party to such irregularity. MC cannot recommend compromise on obtaining tenders without defining scope of work, issuing proper tender forms / quotation and open ended contract. The stand of sub-committee that placing of supply order on vendor selected by them is *nonnegotiable* leaves no meeting ground or come to a common platform.

(d) The MC was getting the information on serious differences within the working of Sub-Committee and expulsion of two members without taking MC or General body in confidence.

(e) As per documents submitted by the sub-committee the quotations were received even before the RFP was finalized. Some of the tenders were also not as per RFP. In addition rejection of tenders on competence basis resulted in inadequate competition for the project. In addition Sub-Committee short listing vendor without circulating scope of work and Request for Proposal to MC or Members, is a total disregard for terms of reference **(copy placed at annexure D)**.

6.5 There were a lot of voice raising and cross talk at this stage. Some of members wanted to undertake voting for allotment of Rs 39.50 Lakhs to the sub-committee and start the project immediately -14 hands were counted out of a total of 52 members attending the meeting. Before the hands against the proposal could be raised, some members stated that MC views cannot be overlooked and funds also cannot be allotted without defining exact scope of work with open ended contract.

6.6 In the noisy situation, Wg Cdr PC Puri (Flat No. 238) took the mike and stated that it was very clear that the Management Committee and the sub-committee are not on the same page hence it will not be possible to execute the project. Rather than wasting members precious time the two agencies should sit together and come to common meeting ground and come back to house with mutually agreed scope of work and funds requirement. A number of members found merit in this viewpoint and that a time period of 15 days should be given to sort out the differences and reconvene the SGM. This viewpoint was supported by majority of the members present and both the sub-committee and the MC agreed to meet again and try to resolve the differences within a time period of 15 days time and come back to house there after.




6.7 The members started leaving the meeting at this stage and the chairman declared the meeting adjourned with reassembly when the MC and Sub-committee come to a common agreement.

7.0 **CONCLUSION**


7.1 Meeting was declared adjourned at 1300 hrs. The proceedings of SGM were video graphed as per guidelines of RCS.

8.0 **APPROVAL OF THESE MINUTES BY MANAGING COMMITTEE**

These minutes were discussed in the meeting of the Managing Committee held on 28 June 2023 and approved for release.

  
(SK SHARMA)  
Air Vice Marshal (Retd)  
Chairman of the meeting



  
28.6.23  
(KGR MENON)  
Secretary  
For Managing Committee

**DISTRIBUTIONS:-**

Members - Through Notice Board / E-mail / What's App and Website.

**Copy to:-**

Deputy Registrar of Co-operative Societies (SW)  
Parliament Street, New Delhi -110001 - By Speed post  
(With CD drive containing video recording of SGM Meeting)



To

President MC  
Air Force and Naval Officers CGHS Ltd  
Plot no.11, Sector-7, Dwarka  
New Delhi-110075

SUB: REPAIR OF SEWAGE / WATER WASTE PIPE LINES

Dear Sir,

1. Undersigned was given the responsibility of above task as part of structural strengthening of our buildings during SGBM held on 12<sup>th</sup> March 2023 as Presiding Officer of Sub-committee and accordingly Terms of Reference were issued by you.
2. The details report on above task is attached. It is requested to convene SGBM as earlier possible to get the sanction and go ahead of the General Body.

Thanking you

Yours faithfully

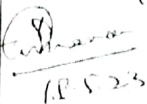


17.05.2023

Air Cmde SB Prasher, AVSM, VSM  
Presiding Officer  
Sub-Committee

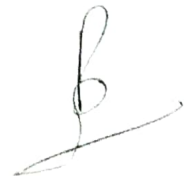
NO. IN	
Date	17/05/2023
Secretary	
Vice President	
President	

Please put up to Prasher



## REPORT BY STRUCTURAL SAFETY SUB-COMMITTEE

1. During SGBM held on 12<sup>th</sup> March 2023, where MC agenda was to decide upon the replacement / repairs of water and sewerage pipe lines installed inside the shafts co-located with the flats. The amount asked for the work was Rs.2.25 cr
2. There are 96 water and sewerage carrying shafts @2 per flat (one for each bath room) / 16 per block, in addition there are 48 kitchen shafts @1 per flat / 8 per block to carry kitchen waste.
3. I had given presentation and SGBM to educate all on structural safety audit contract sign on 11th March 2021 for Rs.2,75,000/- with Ms/ Paresh Johri. After my presentation there were unanimous decision to form a sub-committee headed by Air Cmde SB Prasher AVSM, VSM (Retd) as Presiding Officer to decide on the issues given in audit report. One volunteer from each block was given to be members of the sub-committee.
4. Sub-committee had first meeting on 16th March 2023, where all members were present. There were different views on opening of these shafts against advice given by experienced Civil Engineers. Mean while I have availed the services of Director General and One EE of CPWD. They visited our society twice and expressed views to open all the sewage / water waste carrying shafts, where these pipe lines are visible every day. This will help in locating leakages and prompt action by plumber to stop these leaks. After this me along with my team member Flt Lt SS Yadav visited number of societies in our neighborhood and found that none of these water / sewage carrying pipe lines are



hidden behind the concrete shafts. These are visible to eyes to know, if any leakage / seepage and prompt action on day to day basis. In our society all the pipe lines are hidden behind the concrete shaft since last 24 years and leakages were evident during structural safety audit carried out during March 2021. First recommendation of safety audit was to stop these leakages on priority. However till date no action was taken by MC on this audit report. Nor it was published for the knowledge of our residents.

5. One shaft in block 2 A was opened and most of the residents have seen the state of leakages and upkeep besides one slightly open shaft in block 1A, where even column / beams have got badly affected and endangering the safety of building.

6. While discussing these issues with civil engineer experts, it was also revealed that most of our sewage carrying pipe lines which are running underground are also choked. These pipe line of 9" dia and go out of society through the main road of main guard room into MCD main sewage pipes. During physical checks after opening few of man holes the team observed 90% of these pipe lines are choked. It also come to our knowledge that these underground sewage carrying pipe lines have never been cleaned since residents started living in the year 1999 by any of the MC.

7. To tackle this issue on first priority, my team member Air Cmde Deepak Chandra Pandey knew Chief Engineer of Delhi Jal Board and curtsy him motorized pneumatically pressure cleaning truck with work force of four people was arranged. This team worked for 7 days for 10 am to 5 pm and 100% underground sewage lines were cleaned up with free flow of water. During cleaning process all kind of muck pochhas / sanitary pads/ toilet papers/ghee etc etc were seen blocking these pipelines besides



number of big stones. My team members supervised this job in rotation round the clock. We only provided two times tea and lunch to these 4 workers. No money was charged by Delhi Jal Board. This quote for this job was to the tune of about Rs.1 lakhs plus. During this task, it was also seen that around 14 man holes covers are embedded inside the main road, we had to break open them. These since have been replaced by new covers of 25" dia under the personal supervision of Wg Cdr KGR Menon. I thank Wg Cdr Menon for his outright support during this task. As on date all sewage lines are 100% clean and carry all sewage / water waste out of our premises. My special thanks to Air Cmde Deepak Chandra Pandey. Also I request you all, please advise maids and your family members to not to flush out anything and everything. Let flush carry only the stuff it is supposed to carry, we all are officer class.

8. The second meeting of sub-committee was held on 26th March 2023 and opening of shafts was discussed in detail. Gp Capt UC Prasad insisted on services of two more engineer experts be made available apart from 3 opinions available with the committee. This was also arranged by Air Cmde Deepak Chandra Pandey. One EE AND one AEE visited our society and finally this issue was discussed with Chief Engineer in the presence of Air Cmde Deepak Chandra Pandey. The unanimous recommended opinion of all these civil engineer experts was to open all these 96 shafts and keep them open in future. Thus by now we had opinion of 6 experts including one of DG of CPWD.

9. In addition Col Rajeev Sood (Flat no.647) who is experienced civil engineer himself and has worked with NHAI on various projects and is still working volunteered to help us. He is resident of society and his advise was also to open all these 96 shafts



and keep them open. Gp Capt UC Prasad will not accept all these opinion and kept arguing in the meeting and not allowing anyone else to speak.

10. During third meeting on 23rd April 2023 Gp Capt UC Prasad will not permit any one to talk and in spite of he being given full time to explain his views and listen others without disturbing them, but he will not relent. Since he was not cooperating and listen to any other member, he was asked by me to leave the team. In reply he told me you leave as Presiding officer of the sub-committee. He also put some allegation against me as well. Flt Lt SS Yadav is requested to apprise GB. Finally I asked him to please leave the sub-committee. I don't need his services and he left the meeting. I also advised him to contest his views in GBM and he has no authority to tell Presiding Officer who was given responsibility by GBM to leave as Presiding Officer.

11. Mean time a detailed RFP was generated by CPWD specialist based on GOI norms, enlisting each and every job to do up our 96 shafts. Type and brand of materials to be used and esteemed cost as per GOI nor etc. We were also advised to contract PWD / DDA / CPWD registered contractors for getting proper warranty of the job. We have got four quotes as per RFP. One of them is CPWD registered contractor, who himself is qualified civil engineer and normally undertaken project over a crore of rupees. He agreed to quote after visiting over society twice and assessing the job arising. I will briefly go through the RFP covering job contents to do up our 96 shaft. Since Air Cmde Deepak Chandra Pandey and Mr Ramesh Tomar deiced to get some more quotes, meeting was adjourned.

Advised



12. The 4th meeting was conducted on 1st may 2023. The following views of my sub-committee emerged:-

- (a) To open only 12 to 14 sewage shafts where leaks are evident and get this done up.
- (b) To open all the 96 shafts.

13. since there were divergent views of sub-committee members on opening of these shafts against advise given by expert civil engineer, the sub-committee decided to have two option for consideration of the General Body:-

- (a) To open 96 sewage and 48 kitchen shafts or
- (b) To open only 96 sewage shafts since kitchen shaft does not show of many leakages / seepages etc.

14. The same is the advice given by expert civil engineer having 30 -40 years of experience to keep all the 96 sewage shafts open and carry out repairs as per RFP. In case we open just 12-14 shafts, there are possibility that after 3-4 years leaks will become evident in other few shafts and we have to start again firm A. If we do up all the 96 shafts now and leave them open, leaks as they appear can be promptly attended to. Thus for next 25-30 years no problems will be expected where the hidden and unknown leaks can endanger the building.

15. I recommend to undertaken the task stage by stage in view of quantum of work. First we will go for dressing up 96 sewage shaft, followed by 48 kitchen waste shaft, depending upon their status. The contractor can work on 3 -4 shafts at a time. When

we start the work, we will open one kitchen shaft also. This will give us exact job arising as we know after opening shaft in block no.2A. Based on job arising, we will be able to work estimated cost and will again request SGBM to sanction. The last job will be structural strengthening of column and beams which are affected by water leaks. This will be ascertained only on opening of the 96 shafts and suitable recommendations shall be submitted thereafter.

16. Now I will go for estimate for doing up 96 sewage / water waste pipe line shaft of bathroom.

17. Total four quotes were received from:-

- Blitz Developer
- Kasana Associates
- Pratima Rout
- AT Enterprises

The last two were not constrained due to in adequate experience and infrastructure.

Now I will talk about Blitz Developer (Mr. Pankaj Solanki is contractor) and Kasana Associates (Mr. Ashok Kasana is contractor)

	<u>Blitz Developer</u>	<u>Kasana Associates</u>
Experience	8 years	23 years
Annual turnover	1.5 – 3 cr	4-5 cr



Area of operation	Dwarka	Central Delhi
Life expectancy of the system after repair	15-20 years	25-30 years
Guaranty of repairs	1 year	1 year
Security deposit	5 % of the total cost	5 % of the total cost
Registration with ESI/PPF	NIL	YES
GST registration	YES	YES



## COMPARATIVE STATEMENTS

Estimated rates and cost based on RFP covering scope of our work for 96 shafts as recommended by CPWD:-

Rs. 51,41,200/- @ Rs.53,554/- per shaft.

### QUOTATIONS


<u>Blitz Developer</u>	<u>Kasana Associate</u>
(a) <u>original quote</u>	Rs.40,13,671/-
Rs.48,01,604 plus 18% GST (Rs. 8,64,300)	
Total – Rs.56,65,904/-	Rs.40,13,671/-
<u>Negotiated cost-</u>	
Rs.45,00,000/-	Rs.39,50,000/- (including 18% GST)
+ 8,10,000/- (GST 18%)	
Total 53,10,000/- @Rs55,312.50/- per shaft	@Rs.41,145.80/- per shaft

### Recommendations-

I recommend the followings:-

- i. Opening of 96 shafts with repair works as per the RFP at a total cost of Rs.39,50,000/- (Rupees thirty nine lakhs fifty thousand only) may be awarded to M/s Kasana Associates. Any additional repair work beyond the scope of RFP will be on extra cost as per actual.
- ii. Opening of 48 kitchen shafts may be undertaken after assessing the necessity on opening of a sample shaft and on approval of the General Body its cost.
- iii. The MC may advised / educate the residents / maids not to put pochhas / sanitary napkins etc into the flush.

17.05.2023

  
(Air Cmde SB Prasher AVSM, VSM)  
Presiding Officer  
Sub-Committee

To

The President (MC).  
AFNO CGHS Ltd  
Plot -11 Sector -7  
Dwarka, ND -110075

**NOTE OF DISSENT BY GP CAPT UC PRASAD**

Dear Sir

I was detailed as a member of committee vide Terms of Ref...dated 14 Mar2023. Due to my logical questioning on scope of work and other reasoning , I was told by Presiding Officer on 23Apr ( in 3rd meeting) to leave the meeting, as he doesn't want me as member. Reasons of whole issues are explained below.

**Back ground**

During the SGM on 12 March 2023 , when MC was putting up the case of replacements of all the old-pipes ie ( Opening of All 144 shaft, Replacing All the pipes with high quality pipes , repairing and putting Cement on Bricks of inner wall with pressure guns, painting the cemented wall by good quality S. Paint and make it presentable , at the total cost of 1.7 Crore ). Air Cmde Prashar came on stage and said that "he has done detailed investigations "ie

1. Gone through "Structural report " which says building is safe.
2. Only few shaft is leaking . Any guess ? . I said 3-4 , he said 10-12 . He said can be handle after inspection.
3. He confirmed that Life of Cast iron pipes are 50- 100 years (if maintained).
4. I was very impressed by his study and said why not you under take the job with one member from each block . SGM as well as he agreed with the suggestion.

The house decided to hand- over problem solving to a Committee of Six representative of each block. Flt Lt Yadav , Air Cmde Deepak , Gp Capt Daulta , Gp Capt PV Singh volunteer. I took the name of Mr Tomar civil engineer from 4th block and Air Cmde Amritlal recommend my name from 3rd block. Some one took name of Gp Capt Jindal. Finally MC issued the Terms of reference and committee through a Letter on 14 March 2023.

**Meeting & Outcome**

1st meeting on 16 March2023 of the Committee and outcome.

1. Presiding officer announced Flt Lt Yadav as secretary State-way. I said good ( in jovial manner) , at least procedure will be followed as Flt Lt Yadav is rigid on procedure.
2. Then Flt Lt Yadav said that SGM has authorised one member from each Block. Hence it was decided to drop Gp Capt PV Singh and Gp Capt Jindal (both were not present in meeting). Presiding officer was to take appropriate actions with consultation with MC , to dropped these individuals.
3. Presiding officer informed us that he has been talking to many good renowned contractors. He said they have suggested for opening of all 144 shaft to have visibility. Every member of committee opposed the idea of opening all shaft without inspection. He was trying to convince by argument but I intervene and suggested presiding officer to listen to everyone view and think for a week before insisting for any activities in first meeting itself.

DATE	
Date	21/05/2023
Secretary	
Vice President	
President	

*Mo meeting.*  
*Prasad*  
*24 May 23*

4. Civil Engg Mr Tomar (481 ) was saying that first we should clean all the pipes and drainage. He has more than 30 years of experience in Delhi Govt maintaining these type of services. He was saying that it is a time taking action and always happens in stages one after others. He was saying that problems comes and get rectified as you proceed to actual job.

## 2nd Meeting and outcome

In the meantime, I had asked resident to send their leakage/ Seepage issue. But in 2nd meeting Presiding officer said us when I wanted to talk about list , not to asked this type information as we are only concerned to outside leakage not inside house/ room. But I said that all leakage/ seepage are related . He said that we will check it after opening of shaft.

In the mean time Air Cmde Deepak had arranged a team for cleaning of Underground sewage line which was going on . It prolonged for almost 10 days .

1. Few (2-3 ) quotation was given in closed envelopes by Presiding officer, And was open in front of us . We all signed on each page . Out of it , one quote was for cleaning of entire vertical pipes available in all shaft @ total 35000/- .
2. I and Mr Tomar said why not get this job done as 2nd activities. May be nothing is required after cleaning of all Vertical Pipes. But presiding officer said we will go with total activities in one go.
3. He was again insisting of opening of all shaft which I said not required on any logic. Air Cmde Deepak said lots of debris will be creating inconvenience to residents hence why not open only few shaft . But Presiding officer was saying that Contactor will not undertake small job. He also said I have talked to Chief Engineer and Contactor, Mr Singh . They will not come for Small job. But I was not convinced with his suggestion and others were silent.
4. Then Presiding officer proposed to have some more specialist opinion . I said Mr Tomar is specialist. He is suggesting opening of few shaft and getting job done in systematically one after other even it is costly . We will come to know the results of opening few shaft. This was also not acceptable by presiding officer as visible by posture. Meeting came to end.

## 3rd Meeting 23Apr 23 and outcome .

1. Presiding officer started the meeting thanking Air Cmde Deepak for helping the committee. He also produce a quotation. It was long quote and he was reading. He tried to read all data , to which Air Cmde Deepak and other said that give us copy to read it latter , as it will take time .
2. Presiding officer started taking about total cost of project of opening 96 shaft. On my asking why all shaft sir as we have not decided yet ? , he said it is specialist opinion and also that Contactor takes job of Carores and will not come for 12 shaft . To which I asked which specialist ? .
3. Air Cmde Deepak said that I had requested to send two engineers to chief engineer MCD. They had come three days back to see whole thing with you all .
4. I and Mr Tomar were surprised. We don't know about it . Air Cmde Deepak was also shocked. He works 9am to 5 pm and he was facilitator.
5. I asked Presiding officer , (who conducted the tour ) why I was not informed . I am always available in society. No answer.
6. Only Presiding officer and Flt Lt Yadav took them around. Why so ?
7. After some time , Col Sood Civ engineer (working in Highway authority) also came to meeting . Flt Lt Yadav had requested him to come as specialist. He started with



"building are in dangerous situations " due to water leakage. I stopped him there only , and asked him how you have reached to this "conclusion". He was taken aback and tried to explain how building gets dangerous (like teacher to students ). By now I was cheese off the way things were happening behind in close manner .

8. I said to Air Cmde Prasher that I feel "your intentions are fixed with fixed Contactor and from day one you are not listening to any our logical solution". You are bent upon opening all shaft ( not agreeing to even 12 shaft first , as your Contactor will not come for 12 shaft). Everyone was surprised to this direct question.
9. Presiding officer said me to leave as you have doubts on me and I can't work with you . but I kept seating.
10. A voting was done how many shaft to be opened . I , Air Cmde Deepak and Mr Tomar voted for 12 shaft . Presiding officer, Flt Lt Yadav and Gp Capt Daulta voted for 96 shafts. Meeting came to end.
11. I asked presiding officer to please issue a letter of taking me out and inform MC accordingly ( as I am detailed by MC as decided in SGM). I left immediately.

### **Last action by Presiding officer after meeting.**

1. He removed me from group , ( Presiding officer created a group on WhatsApp for communication amongst group members) at about 3 PM same day .
2. So I was not knowing any further activities of Sub- Committees as no one informed me any thing afterwards .
3. I informed same , to President MC AVM SK Sharma and Gp Capt Chauhan when I met them in a function in Community Hall after few days.
4. They advice me to attend the meeting as I am detailed by MC and no one else can remove me . I said them that I will not get to know when the meeting will take place. Same things happened till I came to know the submission of proceedings .
5. Now after knowing about submission and further details. I feel to put my dissent note to MC.
6. I also feel that this BOO has not followed any procedure to set scope of work and then invite, select and recommend even vendors.
7. I thanks Air Cmde Deepak for facilitating physical cleaning done of underground sewer system.

I don't feel that leakage/seepage in our Society is "off such a Scale" that it is beyond the day to day Maintenance of MC . I feel MC should (buy a platform to carry inspection ) and undertake the job.

Gp Capt UC Prasad  
Flat 312  
9873223352 .

Note :- This dissent is not aimed to any character assignation but to suggest logical reasoning when comes to social engineering.

# AIR FORCE & NAVAL OFFICERS CGHS LTD

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

(Regn. No. 477/80)

Ph. No. 011-45718577

Email- [afnoenclave@gmail.com](mailto:afnoenclave@gmail.com)

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AFNO/09

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## OBSERVATIONS ON SUB-COMMITTEE REPORT ON PIPES REPAIR / REPLACEMENT

### Introduction

1. Sub-Committee headed by Air Cmde SB Prasher formed during Special General Body Meeting (SGM) held on 12<sup>th</sup> March with an Agenda to decide upon the Replacement / repairs to leaking pipelines installed in the 144 shafts located in the flats. The house also decided to authorize Air Cmde SB Prasher to pick up his own team of members of Sub-committee. The sub-committee submitted the report on 17 May 23 and allied papers on 23 May 23 only. The observations on the report are given in succeeding paras.

### Observations on the Report of Sub Committee

#### 2. Scope of Work and RFP.

(a) Scope of work specific to the project has not been compiled. As a matter of fact scope of work has not been formulated or circulated. As per terms of reference the scope of work was to be circulated for members' comments and modifications through MC. This robbed the project of wider acceptability and clarity on job content upto members' expectations

(b) RFP specific to project not been compiled. RFP is the very soul of the project. A badly made RFP can be a disaster when implementation of contracts come into play. Draft RFP supplied by the CPWD Engineer has been utilized. Even this RFP is very generic in nature and is encompassing all type of works like kitchen toilets etc. Important clauses like Liquidated Damages, Warranty, Earnest Money, Terms of Payment, Force Majure are missing from draft RFP. The sub-committee should at least have removed the irrelevant portions from draft RFP. There are enough specialists in the society who would have assisted in formalizing proper RFP. Problem is that the RFP was not even circulated inspite of clearly mandated by terms of reference



(c) Tenders / Quotation were received and opened even before finalization of RFP. This is serious violation of norms. As per minutes of third sub-committee meeting held on 23 Apr 23, the draft RFP from the vendor was circulated after the meeting and was to be discussed in the next meeting on 01 May 23. Perusal of Quotations received from the four vendors were received and opened on 17 Apr 23 well before the RFP was even considered. The available tenders could not have been issued against RFPs. Most likely these were based on verbal discussions. This is substantiated by the fact that letter for invitation of tenders is not made available to MC and members.

(d) As per report of sub-committee tenders were to be obtained from vendors registered with CPWD /PWD / MES. Three out of four, tenders are obtained from the petty vendors not registered with CPWD / PWD / MES or any other organization of repute. One of the quotations is from the local plumber Mr Vijay Rout. All the three tenders were rejected due to capacity or capability constraints. This resulted in generation of single tender situation. Hence the reasonableness of the prices could not be established by price comparison.

(e) Financial stability of recommended or other vendors has not been obtained. Documents like Profit and loss account, Balance sheet and financial status from vendors is neither part of RFP nor obtained. We can land up in performance problems in case the vendor is not financially stable.

(f) Two bids system was not adopted for a project of this magnitude. This would have eliminated the possibility of vendors not capable for task participating in the commercial bids.

(g) Approximate price quoted in the RFP is as per CPWD norms. This is not suitable for society tenders. The pricing by CPWD norms has known problems and cannot form the platform for price comparison and reasonableness.

### 3. Quantum of Work.

(a) Five specialist engineers were contacted by the sub-committee and all of them recommended opening of all the 144 shafts. The same was recommended by MC as well. Why and how was figure amended to 96? MC and house were not kept informed about the same.



(b) During meeting on 31<sup>st</sup> May the sub-committee intimated that they have concluded that there are negligible leakages from kitchen shafts and need for opening kitchen shafts is not expected. Sub-committee was ready to assure MC on this count. Truth is other way round. Last three leakages from shafts (common area) are from kitchen shafts of flat numbers 513,552, 568 and 678. These will consume substantial amount from maintenance fund crippling the maintenance activities for June. The MC cannot even attend to this serious problem due to need for obtaining quotations and going through the paper work if the cost of one shaft repair is over one lakh.

(c) Hence it is wrong to assume that leakage through kitchen pipes is any lesser. As a matter of fact opening of shafts in kitchen should be taken up first because bath rooms can wait and kitchen has no alternative.

(d) During last 10 to 12 years about 100 cases of leaks have come up. This is not a small number. Replacement of shafts pipes should not be brushed aside on the recommendations of CPWD engineers. The water quality and usage pattern is different in two scenarios. Many Dwarka Societies (occupied subsequent to AFNOE) have gone for pipes replacement on engineers' recommendations. Must be for valid reasons. Please see the state of pipes in blocks 2A and 3A to understand seriousness. To top it all, the scrap value of CI pipes is expected to meet 50 to 75% of the value of new PVC / CPVC pipes.

(e) In the times to come need for fixing individual water meters will come up. In the current scenario major part of the pipes will have to be redone. This is the opportunity to undertake whole project in one go and have peaceful life for the remainder of building life (40 years app).

4. Now I come to the all important recommendations of Management committee.



# **AIR FORCE & NAVAL OFFICERS CGHS LTD.**

**PLOT NO.11, SECTOR – 7, DWARKA, NEW DELHI – 110075**

**(Regn. No. 477/80)**

Ph. No. 011-45718577

Email- [afnoenclave@gmail.com](mailto:afnoenclave@gmail.com)

Website- [www.afnocghs.com](http://www.afnocghs.com)

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## **MC RECOMMENDATIONS TO GENERAL BODY ON PIPES**

### **REPAIR / REPLACEMENT**

1. The SGM of 12 Mar 23 was requested by MC with an objective of finding a long term solution to the leaking pipes of 144 shafts in 6 towers of the society, The report of the sub-committee has recommended opening of only 96 of the 144 shafts in phase one which is expected to take 08 to 12 months. The shafts in the kitchen are proposed to be undertaken in phase two or on as required basis by MC. This does not fulfill the expectations of MC or the user residents. Add to this the observations on the report, MC finds the recommendation of sub-committee report incomplete and does not meet the expectation of the members.

2. MC therefore recommends the following options to General Body to choose from and give approval which meets the expectation of majority members:-

(a) Option 1. Open all the 144 shafts for visibility. Put cement and water proofing materials coating in the shafts. Clean the shafts for once and MC undertakes repairs as and when leak is visible. Expenditure only 60 lakhs approximately. (As per Sub-Committee). The option envisages no immediate replacement of pipes but will not solve the root problem. It will result in lower user satisfaction and may result in higher life cycle cost.

(b) Option 2. Open all 144 shafts for visibility. Remove all the GI and CI pipes, water proof the shafts properly and fix PVC / CPVC pipes. Auction / sell materials which will bring substantial scrap value. Expensive initially with 1.25 to 1.35 crores net (1.75 Crores Budgetary quote minus 50 to 60 lakhs scrap value). but expected to last balance life of the buildings. The left over life of the buildings is 40 odd years



needing one change of pipes. Why not now?. Particularly if the scrap value of the CI pipes can offset about 60-75% of the cost of new PVC pipes. High user satisfaction which cannot be assessed in terms of money alone.

(c) Option 3. Undertake option 2 above and redo the water pipe lines with provision for fixing individual water meters. Removes the need for redoing the system if need for individual meters comes up. Expensive with net price of about 1.90 to 2.0 crores with budgetary price Rs 2.50 crores minus 50 to 60 lakhs cost of scrap. However there is a theoretical possibility that need for individual meters may never come up.

(d) Option 4. Accept the recommendation of the subcommittee to undertake opening of 96 shafts work in piece meal three stage completions extending to two years overlooking the observations pointed out.

(e) Option 5. Maintain Status Quo. MC continues with repairs / part replacement of pipes on as required basis and live with the problem. No action required if this option is accepted. This is cheapest option with all savings. Option recommended in case we do not come to a conclusion on choosing 01, 02 or 03 options

3. Management committee recommends option 2 or 3.



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ANNEXURE-D

AFNO/09

14<sup>th</sup> March 2023

## TERMS OF REFERENCE SUB-COMMITTEE STRUCTURAL SAFETY

### Introduction

1. A Special General Body Meeting (SGM) was called by the MC on 12<sup>th</sup> 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

### 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.



- (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