

TECHNOLOGY COOPERATIVE GROUP HOUSING SOCIETY LTD.
(Registered Under Co-Op Group Housing Society Act) Registration No. 515 (GH)
Regd. Office: Technology Apartments, Plot No. 24, Patparganj, Delhi – 110092.
Phone: 011- 47243535 Email: tchsltd@gmail.com

Minutes of General Body Meeting held on 1st May 2022

1. In the absence of quorum at the scheduled time of 7pm, the meeting was adjourned as per the notice and the adjourned meeting was reconvened at 07:30pm as notified.
2. The President welcomed the members present and informed that the primary aim of today's GBM was approval of minutes of the last AGBM held on 28th November 2021 and proposed budget for FY 2022-23.
3. **Minutes of last AGBM dated 28th November 2021:** Since no observation/ comments were received from any member on the minutes, Mr. Kamal Gulati (Membership No. 300) proposed approval of the minutes as promulgated earlier. Mr. Sanjay Kumar (Membership no. 294) seconded the same. The minutes of the last AGBM held on 28th November 2021, as promulgated, were thus declared approved.
4. **Actual Expenditure during FY 2021-22 and Budgets for FY 2022-23**

Actual expenditure incurred against various heads during FY 2021-22 vis a vis budgetary provisions made as well as proposed budgets for FY 2022-23 had been circulated to all the members along with the GBM notice. Comments/ queries were also solicited from the members by 20th April 2022. President discussed and elaborated on some provisions of the budgets:-

- a) **Fresh Water pipes to Overhead Tanks:** President informed the members that MC was exploring the various options for replacement of fresh water pipeline system as these have already been in use for close to 30 years. President informed the members present in the GBM that according to preliminary estimate, replacement of complete pipeline system may cost Rupees 40–45 lakhs whereas replacement of only section from underground water tank to overhead water tank may cost around Rupees 25 lakhs.
- b) **Structural Repair:** President informed the members that as our building is more than 28 years old now, structural repairs have become necessary in many vulnerable areas, particularly in the basement. He informed the members that he had requested in house structural specialist Dr. S N Mandal (Membership no.....) to suggest a cost effective repair methodology and also help in supervision of the same. Dr Mandal, after consultation with Dr Fixit and others, has proposed a cost effective repair methodology. He also informed members that in order to keep cost low and quality of work uncompromised, TCGHS shall purchase the material for these repairs. MC has decided to purchase the material by the society for these repairs and M/s AS Interiors (M/S Shahabuddin) will carry out the work on labour rates (per square metre) basis. He also informed that an amount of Rupees 10 lakhs had been budgeted for this work in FY 2022-23.

Rajgupta

5. The President informed the members that the MC was able to by and large keep the actual expenses within the budgeted estimates and that the revenue expenditure till 31.03.2022 was Rupees 56.82 Lakhs against Rupees 69.27 lakhs originally budgeted. He further added that this saving was primarily due to our inability to execute some activities due to COVID-19, but this however helped in meeting some of the capital head expenditure and our collection for the year was only about Rupees 6 lakhs short of total expenditure.
6. The President, then put before the General Body a proposal of the MC for 10% annual increase in the maintenance charges with effective from 1st April 2022 to partially meet the shortfall. He also informed that even after 10% increase in maintenance charges, there will still be a shortfall of Rupees 36 lakhs to meet the Revenue and Capex budget demand. Members present in GBM, unanimously approved the proposal. Mrs. Kasturi Gadgil (Membership No. 68) proposed and Mr. Kamal Gulati (Membership No. 300) seconded approval of the Revenue and Capex budget for FY 2022-23.

The finally approved budgetary allocations for various serials of the Revenue and Capex budget are at Encl. 1 & 2.

7. **Defaulters in Maintenance Charges:** President informed the members about defaulter members whose outstanding against maintenance charges on date was more than one quarter.

a)	Mr. A K Singh, Flat no. 102	Rupees 44535/-
b)	Mr. Sunil Kumar, Flat no. 401	Rupees 17059/-
c)	Mrs. Archana, Flat no. 416	Rupees 12565/-
d)	Mrs. Sandhya Aggarwal, Flat no. 606	Rupees 51599/-
e)	Mrs. N Mishra, Flat no. 615	Rupees 33428/-
f)	Prof. K K Singh, Flat no. 702	Rupees 41240/-
g)	Mr. S Chaturvedi, Flat no. 718	Rupees 13750/-
h)	Mr. V Singh, Flat no. 809	Rupees 17050/-
i)	Mrs. A Ghosh, Flat no. 810	Rupees 90938/-

President requested GBM to advise the action to be taken against the defaulter members. After deliberations, members present in GBM unanimously approved that DG power (emergency power) and water connection shall be cut and shall be restored only after payment of their full default amount of the defaulter members, who are not paying the maintenance charges for more than two quarters.

8. **TCGHS Website:** President informed the GBM that as per directive of RCS, society website is mandatory. He also informed that it was also one of observation of the auditors to make website and upload the documents as per directive of RCS. Accordingly, the MC had finalized the quotation of an agency to prepare and maintain the TCGHS website. The financial aspect will be around Rupees 15000/- + GST per year. The GBM approved the proposal of making TCGHS website.
9. **Segregation of Garbage:** President informed the GBM that now a days EDMC is very strict with respect to disposal of wet and dry garbage separately and may impose fine on the society for non-compliance. He also informed that the MC was considering introducing following guidelines in this regard for compliance by all residents.
 - a) Only bio degradable (organic) waste (which is being processed in Composter machine) can be dropped in the garbage chutes. This must

Proposed

be in paper bags or biodegradable bags only. He informed the GBM that if the residents did not stop dropping mix garbage in the garbage chutes, it will waste our cleaning manpower as the segregation of dry and wet garbage per garbage chute will take more than half day of two sweepers each time and also a nuisance in the common area near garbage chutes for a longer duration while segregating.

b) All dry waste shall be periodically collected (twice a week) by the society staff directly from the flats as the same does not give any bad odour. In case any resident needs dry waste to be collected from his flat on urgent basis, he can inform the Guard Room/ Administrative Officer and arrangements will be made for immediate collection.

Members present in the GBM liked the idea and requested MC to implement the same ASAP.

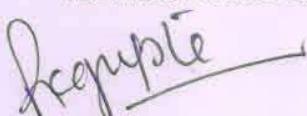
10. **Rain Water Harvesting System:** President informed the members present in the GBM that construction of RWH system had been completed and TCGHS had also received approval of our RWH system from Delhi Jal Board. He also informed that Delhi Jal Board had given the approval on the condition that no toxic water will be discharged from the balconies to the RWH system, failing which approval will be taken back and a penalty will be imposed. President urged the members present in the GBM to refrain from discharging toxic water from their balcony drains.

President also informed that TCGHS will receive a one-time subsidy of Rupees 50000/- plus 10% rebate on every water bill.

11. **New AC in TCGHS Office:** President informed the members present in the GBM that MC had decided to purchase a new AC for the TCGHS office as the present one installed in the TCGHS office is very old and also not functioning effectively for quite a long time even after servicing. He also informed that after installation of new AC in the society office, senior citizens can also use the office space for playing indoor games such as cards, chess etc.

12. The President offered the vote of thanks and the meeting was concluded.

13. These minutes are issued with the approval of the President.



PK Gupta

Secretary

Encl.:

1. Approved Revenue Budget for FY 2022-23
2. Approved Capex Budget for FY 2022-23

To:

1. All Members/ Residents by email
2. Society Notice Board

Copy:

1. RCS, Old Court Building, Parliament Street, New Delhi (For information & records)

TECHNOLOGY CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
REVENUE (EXPENSES) BUDGET FOR THE FINANCIAL YEAR 2021-22

Sr. No.	MAINTENANCE EXPENSES	BUDGET 2021-22	UNAUDITED ACTUAL Apr'21- Mar'22	DRAFT BUDGET 2022-23	REMARKS for Draft Budget 22-23
1	AMC - INTERCOM & SPARES	30,000	25,960	26,000	Quotation Recd
2	AMC - CCTV & Repair/ Maintenance	1,00,000	70,312	60,000	Quotation Recd
3	AMC - LIFTS INCLUDING REPAIRS	3,00,000	2,75,646	3,40,000	Quotation Recd
4	AMC - DG SET	30,000	28,526	34,000	Quotation Recd
5	AMC - FIRE FIGHTING	30,000	28,320	31,000	
6	MAINTENANCE - FIRE FIGHTING WORKS	1,00,000	41,300	1,00,000	
7	BUILDING INSURANCE	2,00,000	2,32,114	2,50,000	
8	DG SET REPAIRS		57,340	1,00,000	
9	DG SET-DIESEL	1,00,000			
10	STAFF SALARY	22,00,000	21,08,037	23,50,000	
11	SECURITY SERVICES	9,00,000	7,59,797	9,00,000	
12	CHILDREN PLAY AREA DEVELOPMENT & SPORTS	60,000		1,00,000	
13	MAINTENANCE - CIVIL & PLUMBING WORKS	1,00,000	34,766	1,00,000	
14	MISC. REPAIR & MAINTENANCE EXP.	50,000	15,366	50,000	
15	Concrete Payment Adjacent to Corridor (Rs 220336 + GST)			-	
16	BASEMENT ROOF WATERPROOFING/ REPAIR	1,00,000	3,209		Large area in Basement having seepage and need to be restored. Refer Capex
17	MAINTENANCE - ELECTRICAL WORKS	50,000	27,585	50,000	
18	PUMPS MAINTAINANCE & ACCESSORIES	25,000		25,000	
19	CLEANING & SANITATION incl COVID19	80,000	70,221	1,00,000	
20	GARDENING EXPENSES	80,000	27,655	80,000	
21	ELECTRICITY - COMMON AREA	10,00,000	9,47,892	10,00,000	
22	WATER CHARGES	7,50,000	6,22,230	7,50,000	
23	GBM EXPENSES/ ELECTION EXP.	25,000	4,669	20,000	
24	SOCIAL FUNCTIONS	2,00,000	91,542	2,00,000	
25	GROUND RENT	20,000	2,930	3,000	
26	PROPERTY TAX (Flat 303, 703 & 818)	6,000		6,000	Prepaid Expenses Recoverable. However budgeted for expense
27 & 2	LEGAL CHARGES & PROFESSIONAL CHARGES	70,000	58,600	70,000	
29	INCOME TAX PAYMENT	2,00,000	97,050	2,00,000	
30	AUDIT FEES	25,000		25,000	
31	BANK CHARGES	2,500	1,365	2,500	
32	PRINTING & STATIONERY EXP.	20,000	14,990	20,000	
33	STAFF WELFARE EXPENSES	50,000	18,640	35,000	
34	OFFICE EXPENSES	10,000	7,330	10,000	
35	POSTAGE EXPENSES	1,000		1,000	
36	CONVEYANCE CHARGES	10,000	6,345	10,000	
37	PHONE (MOBILE) EXPENSES	3,000	2,634	3,500	
38	COVID 19 (included in Sanitation)				
	TOTAL	69,27,500	56,82,371	70,52,000	All figures in INR

2021-22

Figures for 2022-23

Revenue Expense	(A)	56,82,371 >>>	70,52,000
Pending expense to pay w.r.t Mar 22			
Sinking Fund		1,80,000	Note for CAPEX 22-23:
Cover for boundary drain		25,000	Solar panel project for Rs 50 Lacs
Further misc work pending approval		80,000	is outside of above Capex budget 22-23
Total	(B)	2,85,000	
Capex	(C)	18,45,048 >>>	44,50,000
TOTAL (A) + (B) + (C)		78,12,419	1,15,02,000
Collection			Assuming 10% maintenance increase
Direct income		67,27,713	73,94,700
Other Misc income		4,66,922	4,70,000
Total Collection		71,94,635	78,64,700
Shortfall		-6,17,784	-36,37,300

(Figures in INR)

TECHNOLOGY CO-OPERATIVE GROUP HOUSING SOCIETY LTD. CAPEX BUDGET FOR THE FINANCIAL YEAR 2021-22					
Sr. No.	CAPEX	2021-22		2022-23	
		BUDGET	UNAUDITED ACTUAL	Draft BUDGET	REMARKS
1	CCTV Upgradation	2,00,000		2,00,000	
2	DIGITIZATION OF OFFICE FILES	2,50,000		2,50,000	
3	DRINKING WATER PIPELINE FROM UNDER GROUND TANK TO OVERHEAD TANKS	25,00,000		25,00,000	only for replacing Supply pipelines. If includes replacement of distribution pipeline also then INR 45 lakhs
4	SKY LIGHT BEAUTIFICATION	1,00,000	2,34,538		
5	RAIN WATER HARVESTING SYSTEM (MANDATORY AS PER NGT/ DELHI JAL BOARD ORDER)	20,00,000	15,00,000		Last 10% bill 150000/- to book
6	SEISMIC COMPLIANT STUDY OF THE BUILDING (MANDATORY AS PER DELHI HIGH COURT/ EDMC ORDER)	5,00,000		5,00,000	Provision only
7	Basement Roof Repair			10,00,000	
8	Oxygen Cylinder for COVID 19			-	Unbudgetted in 21-22
9	AC for TT Room			1,10,510	Unbudgetted in 21-22
	TOTAL	55,50,000	18,45,048	44,50,000	
10	SOLAR PANEL			50,00,000	NOTE - 1

Note: 1. To be met from Loan