

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: tcghsltd@gmail.com

Minutes of General Body Meeting held on 26th March 2023

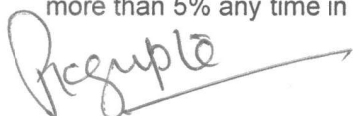
1. In the absence of quorum at the scheduled time of 6pm, the meeting was adjourned as per the notice and the adjourned meeting was reconvened at 06:30pm as notified.
2. President welcomed the members present and informed that the primary aim of today's GBM was approval of minutes of the last AGBM held on 16th October 2022 and the proposed budget for FY 2023-24.
3. **Minutes of last AGBM dated 16th October 2022:** Since no observation/ comments were received from any member on the minutes, Wing Cdr. SS Marwaha (Mem No.42) proposed approval of the minutes as promulgated earlier. Mr. BB Vohra (Mem No. 227) seconded the same. The minutes of the last AGBM held on 16th October 2022, as promulgated, were thus declared approved with unanimity.
4. **Actual Expenditure during FY 2022-23 and Budgets for FY 2023-24**

President stated that actual expenditure incurred against various heads during FY 2022-23 (including expected during February March 2023) vis a vis budgetary provisions made as well as proposed budgets for FY 2023-24 had been circulated to all the members along with the GBM notice. He stated that comments/ queries from members were invited on the circulated financial data by 20th April 2022, but no comments were received from any member. President, thereafter read out the highlights of the financial data once again for benefit of members present:-

- a) **Income & Expenditure during FY 2022-23:** - Total collection during the FY 22-23 was Rs 73.4 Lakhs, including Rs 66.7 Lakhs (maintenance charges collected from members) and Rs 6.7 Lakhs (other income including dividends, interest etc.). Against this an expenditure of around Rupees 58 Lakhs (including likely expenses during February-March 2023) was expected to be incurred against Revenue items of expenditure. Expenditure incurred capital items was expected to be around Rupees 12 Lakhs, thus taking total expenditure during the year to around Rs 70 Lakhs. He further added that the surplus of Rs 3.4 Lakhs was primarily due to saving in water bill to the extent of Rupees 6-7 Lakhs, which was unlikely to be repeated next year. However, this helped us in not eating into our reserves.

President informed the General Body that total expected revenue and capital expenditure for FY 2023-24 is estimated at about Rs 74 Lakhs and 25 Lakhs respectively. He explained that in order to keep the gap between expenditure and collection, it has been proposed to increase the maintenance charges by 10% to help in realize additional about Rs 6-7 Lakhs taking collection to about Rs 80 Lakhs. This would still be about Rs 20 Lakhs short of our estimated expenditure.

- b). President also read out a letter received from Mr. BB Vohra (Mem No. 227), where in various measures like monetization of the society assets and installation of solar plant for reduction in electricity bill had been proposed to avoid increase in maintenance charges. A suggestion had also been made in the letter to provide some relief to senior citizens. President explained that monetization of society assets was not an easy option nor was it even desirable at the present moment because these would serve as reserve for replacement of major capital assets at a later date. Besides, even after increasing the 10% maintenance charges, there is still a need to tap the funds from reserves. Mr Sanjay Verma (Mem No. 306) and Mr I Banerjee (Mem No. 286) wanted an assurance that this 10% increase will not become a norm in the subsequent years. President confirmed that this 10% increase is a one time increase and stated that if there is a need to increase more than 5% any time in future, GBM approval will need to be sought.



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The President, then put before the General Body, proposal of the MC for 10% increase in the maintenance charges with effective from 1st April 2023 to partially meet the shortfall of funds. Members present in GBM, unanimously approved the proposal. Wing Cdr. SS Marwaha (Mem No.42) proposed and Mr. Sanjay Kumar (Membership No. 294) seconded approval of the Revenue and Capex budget for FY 2023-24. **The finally approved budgetary allocations for various serials of the Revenue and Capex budget are at Encl. 1 & 2.**

5. **Diesel Generator:** President informed the members about the NGT order banning permanently the Diesel Generator from May 2023. Due to the forthcoming permanent ban on Diesel Generators, we may have to incur additional expenditure on replacement of Diesel Generators with CNG based Generator or solar panels with batteries. He further informed that MC is doing detailed analysis considering both options and will come back to members for their comments/ approval through emails/ circular, once it is finalized.
6. **Waste Management:** President informed the members present in the GBM that as per MCD directives, we are required to manage our garbage in house. Failure to do so can result in imposition of heavy penalties. President further informed that despite repeated requests to the contrary, few residents continue to throw dry waste like cartons, plastic bags, bottles etc into the garbage chutes. This is a unhealthy and uncivilized behaviour. Members were therefore informed that in case the practice of throwing dry waste into the garbage chutes does not stop immediately, we may be compelled to seal the garbage chutes, which will then result in residents having to store even the wet waste in their flats as is being now done in many other societies. Therefore, members were urged not to throw any paper bags, cartons, bottles and other waste, which cannot be directly processed in our machine, into the garbage chutes.

President also informed members that on a trial basis, MC has decided to collect dry waste including all paper, glass and plastic waste on daily basis from each flat right in the morning. He urged the members to insist upon their maids to observe this discipline, otherwise, **WE WILL HAVE TO FOREGO THE LUXURY OF GARBAGE CHUTES** and we will have no option but to engage one of the MCD approved service providers to collect segregated waste from the flats on payment of monthly fee. Please note that on entering into the contract with them, the garbage chutes will need to be sealed.

Mr Praveen Kumar (Mem No. 310) urged the members present to nominate a team of volunteers to organize seminars to educate residents and their domestic helps.

Mrs Rani Bopanna (Mem No. 241) proposed to put big dustbins near all the three lifts in the basement for the dry waste which was unanimously accepted.

Post Meeting: This is for your information that MCD had already challaned and fined some of the societies in the IP Extension namely Sukhsagar, Mayurdhawaj, Himalaya, Karishma, Azad etc. MCD had also informed Sidh and Batla societies, who had received Zero Waste Status like us from MCD, that they are withdrawing their Zero Waste Status for not following solid waste management and throwing their garbage outside.

7. **DDA Lease Charges:** President informed the members present in the meeting that presently TCGHS are paying the lease charges to DDA on behalf of 33 members who may have converted their flat in free hold but had not submitted copies of the conveyance deeds to the society office. He informed that notice was also issued to such members. He requested such members to submit the copy of **Conveyance Deed executed by the DDA** in regard to their flat latest by 31st March 2023, failing which, lease charges paid to DDA on behalf of such members will be recovered from them @ actual with 20% handling charges adding in their respecting Maintenance Bill of April-June 2023 onwards. Members present in the GBM approved the same.
8. **Non Member Maintenance Charges:** President informed members present in the meeting that as per provision of the DCS Rules 2007, the GBM dated 28th October 2012 approved the

Signature

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increase in maintenance charges by 20% on rented flats from January 2013 onwards and thereafter additional Rupees 500/- per month from all rented flats. He also informed that in the past, several times, MC had requested all the non-members to become members of the society. However few of the flat owners have still not applied for the society membership. He further informed that it has been decided to charge higher rate of maintenance charges (at par with tenants) from all non-members wef April 2023. Members present in the GBM approved the proposal.

9. **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 63242/-
b)	Mrs. Sandhya Aggarwal, Flat no. 606 (c/o' Dr. R P Sarkar)	Rupees 23916/-
c)	Prof. K K Singh, Flat no. 702	Rupees 42013/-
d)	Mrs. A Ghosh, Flat no. 810	Rupees 132941/-

President requested the members present in the GBM to advise the action to be taken against the defaulter members. After deliberations, members present in the GBM unanimously approved that their names shall be displayed on the society notice board and also expulsion proceedings as per DCS Rules 2007 shall be initiated against them.

10. **Children Rash Cycling on Society Roads:** Mr I Banerjee (Mem No. 286) raised the issue of rash cycling by children of the society on the road inside the society premises. Rash cycling by children on the roads may result into an accident with an incoming or outgoing car, thus injuring the children. Mr I Banerjee (Mem No. 286) further informed that his car parked in his allotted surface parking slot had also got some scratches due to negligent and rash cycling by children. President urged the members to discipline their children and not to do rash cycling and also in the opposite direction of the vehicle movement so that they can see the coming vehicle.
11. **Gamlas on Roofs and Balconies:** Mr Sanjay Ghosh (Mem. No. 283) and Dr B K Rakshit (Mem No. 295) raised issue of excessive gamlas (pots) on the roofs and balconies inside the flats which in turn were damaging the building structure besides using lot of potable water. After deliberations it was decided to allow only 10 nos. 12inch size gamlas (pots) on the roof and in each balcony. Members present in the GBM approved the move and authorized the MC to take necessary action. Mr Sanjay Ghosh (Mem. No. 283) also requested the members to use only lift no. 2 (luggage lift) and not the other lift to shift their household, gamlas etc. He informed that he had seen one of the residents shifting more than 50 gamlas through lift no. 4, in turn engaging the lift for more than 15 minutes, causing inconvenience to fellow residents.
12. **Dirty Water Discharge from Balconies:** President informed the members present in the GBM that TCGHS had received approval of our RWH system from Delhi Jal Board 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, failing which MC had no option left and to permanently seal drain from balconies.
13. **Pets Movement in Society Premises:** Mr S S Ghosh (Mem No. 252) raised the issue of pets not properly chained, use of the lifts by pets and their droppings inside the society premises. President informed that as per Do's and Don'ts circulated to all residents, owners were expected to keep their pets under proper control in the premises. Whenever the pet is taken out of the flat it should be properly chained and if necessary muzzled and only the goods lift no. 2 can be used for this purpose. **If anyone with the pet was found using the lift other than goods lift no. 2, a fine of Rs 500/- will be debited to his maintenance account for each such violation.** Nature calls for pets to be done outside the society premises. In case of

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any droppings by the pet in the society area, the owner should clean it immediately. **Fine of Rs 500/- will be debited to the individual member's maintenance account for each such violation.**

President urged the members to be vigil and report the society management for any violation with the photographs for disciplining the pet owners.

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

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



PK Gupta
Secretary

Encl.:

1. Approved Revenue Budget for FY 2023-24
2. Approved Capex Budget for FY 2023-24

To:

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

Copy:

1. RCS, Old Court Building, Parliament Street, New Delhi (For information & records) without enclosures

TECHNOLOGY CO-OPERATIVE GROUP HOUSING SOCIETY LTD.						
REVENUE (EXPENSES) BUDGET FOR THE FINANCIAL YEAR 2023-24 (Figures in INR)						
Sr. No	MAINTENANCE EXPENSES	BUDGET 2022-23	UNAUDITED ACTUAL April'22 - Jan'23	Expected Feb - Mar'23	Expected till Mar'23	BUDGET 2023-24
1	AMC - INTERCOM & SPARES	26,000	33,040	-	33,040	30,000
2	AMC - CCTV & Repair/ Maintenance	60,000	60,000	-	60,000	70,000
3	AMC - LIFTS INCLUDING REPAIRS	3,40,000	3,28,719	10,000	3,38,719	3,50,000
4	AMC - DG SET	34,000	29,952		29,952	40,000
5	AMC - FIRE FIGHTING	31,000	31,152		31,152	35,000
6	MAINTENANCE - FIRE FIGHTING WORKS	1,00,000	1,02,258	85,137	1,87,395	1,50,000
7	BUILDING INSURANCE	2,50,000	2,05,143	-	2,05,143	3,00,000
8	DG SET REPAIRS	1,00,000	31,560	0	31,560	50,000
9	DG SET-DIESEL		17,924		17,924	
10	STAFF SALARY	23,50,000	17,86,036	3,79,000	21,65,036	24,50,000
11	SECURITY SERVICES	9,00,000	6,00,757	1,45,000	7,45,757	9,00,000
12	CHILDREN PLAY AREA DEVELOPMENT & SPORTS	1,00,000	1,199		1,199	30,000
13	MAINTENANCE - CIVIL & PLUMBING WORKS	1,00,000	1,13,615	20,000	1,33,615	2,00,000
14	MISC. REPAIR & MAINTENANCE EXP.	50,000	32,640		32,640	10,000
15	Concrete Payment Adjacent to Corridor (Rs 220336 + GST)	-			-	
16	BASEMENT ROOF WATERPROOFING/ REPAIR		-	1,00,000	1,00,000	-
17	MAINTENANCE - ELECTRICAL WORKS	50,000	22,387	15,000	37,387	50,000
18	PUMPS MAINTAINANCE & ACCESSORIES	25,000			-	25,000
19	CLEANING & SANITATION	1,00,000	28,365	6,000	34,365	60,000
20	GARDENING EXPENSES	80,000	(55703)	23,200	(32503)	80,000
21	ELECTRICITY - COMMON AREA	10,00,000	8,11,079	1,80,000	9,91,079	11,00,000
22	WATER CHARGES	7,50,000	85,649	50,000	1,35,649	7,50,000
23	GBM EXPENSES/ ELECTION EXP.	20,000	8,913	10,000	18,913	20,000
24	SOCIAL FUNCTIONS	2,00,000	1,66,674	25,000	1,91,674	3,00,000
25	GROUND RENT	3,000	6,678	-	6,678	7,000
26	PROPERTY TAX (Flat 303, 703 & 818)	6,000			-	6,000
27 & 2	LEGAL CHARGES & PROFESSIONAL CHARGES	70,000	29,300	10,000	39,300	60,000
29	INCOME TAX PAYMENT (incl Co Op Edu fund)	2,00,000	65,027	1,30,000	1,95,027	2,00,000
30	AUDIT FEES	25,000		25,000	25,000	25,000
31	BANK CHARGES	2,500	1,904	500	2,404	2,500
32	PRINTING & STATIONERY EXP.	20,000	18,109	2,000	20,109	25,000
33	STAFF WELFARE EXPANSES	35,000	13,507	3,000	16,507	35,000
34	OFFICE EXPENSES	10,000	4,734	1,000	5,734	10,000
35	POSTAGE EXPENSES	1,000	20	100	120	500
36	CONVEYANCE CHARGES	10,000	3,685	500	4,185	10,000
37	PHONE (MOBILE) EXPENSES	3,500	2,157	500	2,657	3,500
38	Misc. EXPENSES		2,950	500	3,450	20,000
	TOTAL	70,52,000	45,89,430	12,21,437	58,10,867	74,04,500

TECHNOLOGY CO-OPERATIVE GROUP HOUSING SOCIETY LTD. CAPEX BUDGET FOR THE FINANCIAL YEAR 2023-24 (Figures in INR)						
Sr. No.	CAPEX	BUDGET 2022-23	2022-23			BUDGET 2023-24
			UNAUDITED ACTUAL Apr'22- Jan'23	Expected Feb - Mar'23	Expected till Mar'23	
1	CCTV Upgradation	2,00,000				2,00,000
2	DIGITIZATION OF OFFICE FILES	2,50,000				
3	DRINKING WATER PIPELINE FROM UNDER GROUND TANK TO OVERHEAD TANKS	25,00,000				6,00,000
4	LANDSCAPING PAHADI AREA					1,00,000
5	SEISMIC COMPLIANT STUDY OF THE BUILDING (MANDATORY AS PER DELHI HIGH COURT/ EDMC ORDER)	5,00,000				
6	BASEMENT ROOF REPAIR	10,00,000	2,58,600	6,30,000	8,88,600	2,00,000
7	WHITEWASH/ PAINTING OF BASEMENT, STAIRCASES & CORRIDORS		2,03,840		2,03,840	12,50,000
8	AC FOR TT ROOM		32,990		32,990	
9	CHILDREN PLAY AREA DEVELOPMENT					1,50,000
10	MOBILE (for Admin)		12,259		12,259	
11	PLASTIC MOULDED CHAIRS - 30 Nos			42,000	42,000	
	TOTAL	44,50,000	5,07,689	6,72,000	11,79,689	25,00,000
12	SOLAR PANEL (To be met from Loan)	50,00,000				50,00,000