

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 17th March 2024

1. In absence of quorum at the scheduled time (6pm), the meeting was adjourned and the adjourned meeting was reconvened at 6:30pm 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 29th October 2023, consideration of proposed budget for FY 2024-25 and action against members who were in default of maintenance charges.
3. **Minutes of last AGBM dated 29th October 2023:** Since no observation/ comments were received from any member on the minutes circulated, Mr HK Joshi (Mem No.213) proposed approval of the minutes as circulated earlier. Mr. Atul Goyal (Mem No. 276) seconded the same. The minutes of the last AGBM held on 29th October 2023, as promulgated, were thus declared approved unanimously.
4. **Actual Expenditure during FY 2023-24 and Budgets for FY 2024-25:** The president stated that actual expenditure incurred against various heads during FY 2023-24 (including expected expenditure during Jan - Mar 2024) as well as proposed budget for FY 2024-25 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 10th March 2024, but no comments were received from any member. The President thereafter read out the highlights of the financial data once again for the benefit of the members present.

Members present in GBM unanimously approved both Revenue and Capital Budgets 2024-25 as circulated earlier, by voice vote. Wing Cdr. SS Marwaha (Mem No.42) proposed approval of the Revenue and Capital Budget 2024-25 as circulated and Mr. Atul Goyal (Membership No. 276) seconded approval of the Revenue and Capex budget for FY 2024-25. **The finally approved budgetary allocations for various serials of the Revenue and Capex budget are in Encl. 1 & 2.**

5. **Structural Repairs in Basement:** President briefed the members about the continuing structural repairs in the basement, based on procedure suggested by Dr. S N Mandal (Membership no. 162). He further informed that around 80% of repair work had already been completed and the balance repairs should also be completed soon.
6. **Solar Panels:** President informed the members that installation work of Solar Panels had already been started and was progressing well. He informed that Solar Panel work was likely to be completed by mid-April 2024.
7. **Gas Generators:** President briefed the members about the progress in purchase of Gas Generators. He informed the members present that some quotations had already been received and few more were expected. Mr DK Jain informed that some new guidelines regarding CPC compliance Genset were issued by the authorities. The President assured that all the quotations will be evaluated, and the order will be finalized very soon. The treasurer informed the members that part contribution for gas Gensets had already been collected and the balance fund requirement of fund would be met from reserves by selling some of HDFC shares.



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8. **Rain Water Harvesting System:** President informed the members present that the renewal of license for the RWH system had been renewed by Delhi Jal Board up to 29th February 2026.

9. **Defaulters in Maintenance Charges:** President read out the list of defaulter members:

a)	Mr. A K Sigh, Flat no. 102	Rupees 1,31,146/-
b)	Mr Kamal Gulati, flat no. 207	Rupees 22,022/-
c)	Mrs A Suresh, Flat no. 313 (c/o' Mr R K Nanda)	Rupees 22,500/-
d)	Mrs Nirmala Gupta, Flat no. 604	Rupees 9,098/-
e)	Mrs Sandhya Agrawal, Flat no. 606 (c/o' Dr R P Sarkar)	Rupees 18,297/-
f)	Mrs. Girja Tcikoo, Flat no. 609 (c/o' Mr P N Sehgal)	Rupees 8,148/-
g)	Mr Ranjan Dasmunshi, Flat no. 611	Rupees 40,502/-
h)	Mr M C Goyal, Flat no. 616	Rupees 24,636/-
i)	Mr M M S Puri, Flat no. 715	Rupees 7,868/-
j)	Mr A Kapoor, Flat no. 804	Rupees 23,174/-
k)	Mrs. A Ghosh, Flat no. 810	Rupees 2,06,373/-

The president informed the members of the above 11 defaulters, only four members are serious defaulters and have outstanding maintenance charges for more than a quarter. The President requested the members present in the GBM to advise on the action to be taken against such defaulter members. The President suggested the following action i.e.

- notice to be sent and names to be displayed on the society notice board for a default amounts more than Rs 25000/-,
- disconnection of water and emergency power supply. Names to be displayed on the society notice board for a default amounts of more than Rs 50,000/-
- expulsion proceedings as per DCS Rules 2007 to be initiated against members with default amount of more than Rs 1,00,000/-

The President sought suggestions/ approval from the members. After deliberations, members present in the GBM unanimously approved the following actions i.e.

- For a default amount of more than Rs 25000/-, notice must be sent to such members and their names must be displayed on the society notice board.
- For default amount of more than Rupees 50,000/-, besides action in i) above, disconnection of water and emergency power supply to respective flats as also commencement of expulsion proceedings as per DCS Rules 2007 to be initiated against them.

10. **Status on Expulsion Proceeding against Mr A K Singh (Flat 102):** The President briefed the members present in the GBM that as directed by the members in AGBM



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on 29th Oct 2023, MC had initiated expulsion process against Mr AK Singh (membership No. 37) as per Delhi Cooperative Societies Act 2003.

He also highlighted that during the last AGBM dated 29th Oct 2023, Mr AK Singh had stated that he would not pay his dues until and unless the MC attends to his complaints about seepage into his flat from flat 202 above, from the basement below and from the society water pipes running outside his flat. Accordingly, Mr BK Mishra (Administrative Officer) was deputed along with the society plumber on 6th November 2023 for inspection of water pipelines going into his flat. However, Mr AK Singh, through an email to all members of the society, accused Mr BK Mishra of walking around his flat without his permission and claimed that he came to his flat like an undercover and took photos through the glass windows of the flat, which was invasion of his privacy and punishable under the IPC and other relevant laws of land.

In response to Mr Singh's email, President explained that Mr Mishra had no interest in peeping into his flat or invading into his privacy and that while it would have been better for Mr Mishra to request Mr Singh too to accompany them for inspection to show where the reported leaks were, society staff are fully empowered and expected to carry out routine inspection of society assets and fixtures, for which they do not require any resident's permission. Of course, if they needed to undertake any inspection inside the apartment, they certainly needed his permission, but this inspection was only of fittings in the open and outside his flat. Therefore, it was highly mischievous on part of Mr Singh to term this visit as **INVASION OF HIS PRIVACY**. Mr Singh was also informed that no leakage from any pipe entering his flat was observed by the society staff during this inspection, as a proof of which, few photos were also shared with him.

Notwithstanding the above, in order to make one more attempt to address the grievances of Mr AK Singh, the entire MC went for a joint inspection with Mr A K Singh with his consent on the 26th of Nov 23. After this joint inspection, the MC made following observations which was communicated to Mr AK Singh as well.

- (a) Signs of old seepage were indeed visible in the ceiling of his master bedroom and toilets, but these areas were dry which was also confirmed by Mr AK Singh. Owners of flat 202 too had confirmed that they had indeed undertaken extensive repairs to their internal pipes after receiving a complaint from Mr Singh. Hence, there was no seepage into his flat from flat 202.
- (b) External society pipelines were also examined by the committee. No sign of any leakage from any pipeline entering his kitchen or bathrooms was observed and confirmed by Mr Singh as well.
- (c) Dampness was certainly observed in the cupboard as also in the wooden flooring of his master bedroom, where some parts of wooden flooring were also found swollen or dislodged, possibly because of damp floor below.

Members noted that the basement below flat 102 was already open for past few years in response to complaints from Mr AK Singh, alleging that the basement was full of water, which was seeping into his master bedroom, damaging wooden flooring there. It was also noted that the basement was not full of water as alleged by Mr AK Singh. Therefore, the committee members went around the flat to identify other possible reasons for the dampness observed.

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The team discovered that several unauthorized modifications and alterations to the original design had been carried out in and around his flat by Mr AK Singh. Committee members, many of whom are highly qualified and experienced engineers, unanimously concluded that some of these modifications to the original design were implemented without considering their negative impact and are primarily responsible for the reported complaints of seepage and dampness in his flat.

(a). It was seen that the bedroom wall behind the cupboard had been lined up with ceramic tiles. These tiles absorb water during rain, which gets trapped between the tiles and the brick wall and leaches into the wall causing dampness in the cupboard.

(b). One-foot-high cement wall was found erected outside around the wall of the master bedroom of the flat with a slightly recessed cement floor, which acts as a shallow tub, where water from washing his own extended balcony collects every day and has been seeping into his floor damaging the floor tiles. His maid, who was accidentally washing the balcony at the time of inspection and confirmed in presence of Mr AK Singh that she washes the extended balcony with water every day. It was noticed by the committee at the time of inspection that the said water was getting collected in the shallow concrete area. To add to this, there is also a tree planted by Mr AK Singh within this shallow tub like area, which is naturally surrounded by loose soil that also provides a conduit for water to seep into his floor.

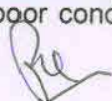
In view of the foregoing, it was unanimously concluded that the observed dampness is caused by reckless unauthorized modifications carried out by Mr AK Singh and the following actions must be undertaken by him at the earliest under intimation to the society not only to eliminate the causes of dampness in his bedroom floor and cupboard, but also for preventing damage to the structure of the society building.

- (a). Removal of the external tiles fixed on the outside walls of the flat.
- (b). Dismantling of the one-foot high RCC platform and wall erected around his flat.

However, he has not taken any action on the above. In parallel, the first expulsion notice was sent to him on 2nd January 2024 with a request to be present in person on 4th February to explain his conduct. However, he did not come for the meeting. The second expulsion notice was sent to him on 18th February 2024 with a request to be present in person on 20th March 2024 to explain his conduct.

(Post Meeting: Mr A K Singh did not come for the meeting on 20th March 2024.)

11. **Gamlas on Roof:** Mrs Kasturi Gadgil (Mem. No. 68) raised issue of continued presence of gamlas (pots) on the roof, which in turn were damaging the building structure and were also making it difficult to walk on terrace. After deliberations, it was decided to allow only 10 (ten) upto 12inch size gamlas (pots) on the roof by any resident. Members present in the GBM approved the move and authorized the MC to take necessary action.
12. **Repairs to Letter Boxes:** Mrs Kasturi Gadgil (Mem. No. 68) also raised the issue of poor condition of letter boxes and urged for their repair. It was decided to carry out



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the repair work of letter boxes on an urgent basis.

13. **Water Contamination:** Mr Sanjay Kumar (Mem. No. 294) and Mrs Mitakshi Dhebar (Mem. No. 314) raised the issue of water contamination in DJB supplied water and urged the need for a water filtration system in the society premises. He further said that he had sent the details on TCGHS mail in the recent past. The president requested him to send the details again and assured him that the MC would look into it on priority.

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 2024-25
2. Approved Capex Budget for FY 2024-25

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

Encl. 1

TECHNOLOGY CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

REVENUE (EXPENSES) BUDGET FOR THE FINANCIAL YEAR 2024-25

(Figures in INR)

Sr. No.	MAINTENANCE EXPENSES	BUDGET 2023-24	UNAUDITED ACTUAL April'23- Dec'23	EXPECTED Jan-Mar'24	EXPECTED TILL Mar'24	BUDGET 2024-25
1	AMC - INTERCOM & SPARES	30,000	25,960	0	25,960	29,000
2	AMC - CCTV & Repair/ Maintenance	70,000	60,000	0	60,000	66,000
3	AMC - LIFTS INCLUDING REPAIRS	3,50,000	6,52,389	0	6,52,389	4,00,000
4	AMC - DG SET	40,000	31,450	0	31,450	0
5	AMC - FIRE FIGHTING	35,000	33,040	0	33,040	36,000
6	MAINTENANCE - FIRE FIGHTING WORKS	1,50,000	0	30,000	30,000	4,00,000
7	BUILDING INSURANCE	3,00,000	1,35,582	0	1,35,582	2,00,000
8	DG SET REPAIRS	50,000	42,134	0	42,134	0
9	DG SET-DIESEL		0	0	-	0
10	STAFF SALARY	24,50,000	17,79,017	8,10,000	25,89,017	28,17,500
11	SECURITY SERVICES	9,00,000	6,20,901	2,06,967	8,27,668	9,90,000
12	CHILDREN PLAY AREA DEVELOPMENT & SPORTS	30,000	1,274	0	1,274	10,000
13	MAINTENANCE - CIVIL & PLUMBING WORKS	2,00,000	11,505	10,000	21,505	2,00,000
14	MISC. REPAIR & MAINTENANCE EXP.	10,000	13,924	10,000	23,924	50,000
15	BASEMENT ROOF WATERPROOFING REPAIR MATERIAL		60,870	49,570	1,10,440	0
16	MAINTENANCE - ELECTRICAL WORKS	50,000	23,837	15,000	38,837	50,000
17	PUMPS MAINTAINANCE & ACCESSORIES	25,000		25,000	25,000	25,000
18	CLEANING & SANITATION	60,000	10,532	4,000	14,532	70,000
19	GARDENING EXPENSES	80,000	3,297	4,000	7,297	90,000
20	ELECTRICITY - COMMON AREA	11,00,000	8,04,393	2,70,000	10,74,393	11,00,000
21	WATER CHARGES	7,50,000	10,790	3,000	13,790	7,50,000
22	GBM EXPENSES/ ELECTION EXP.	20,000	2,000	2,000	4,000	20,000
23	SOCIAL FUNCTIONS	3,00,000	1,33,604	75,000	2,08,604	3,00,000
24	GROUND RENT	7,000		7,000	7,000	7,000
25	PROPERTY TAX (Flat 303, 703 & 818)	6,000		6,000	6,000	6,000
26	LEGAL CHARGES & PROFESSIONAL CHARGES	60,000	68,150	18,000	86,150	90,000
27	INCOME TAX PAYMENT (Incl Co Op Edu fund)	2,00,000	1,04,000	1,00,000	2,04,000	2,00,000
28	AUDIT FEES	25,000		25,000	25,000	25,000
29	BANK CHARGES	2,500	1,656	500	2,156	2,500
30	PRINTING & STATIONERY EXP.	25,000	33,628	2,500	36,128	40,000
31	STAFF WELFARE EXPANSES	35,000	11,361	5,000	16,361	30,000
32	OFFICE EXPENSES	10,000	5,321	3,000	8,321	15,000
33	POSTAGE EXPENSES	500	70	100	170	500
34	CONVEYANCE CHARGES	10,000	1,810	1,000	2,810	10,000
35	PHONE (MOBILE) EXPENSES	3,500	2,160	900	3,060	3,500
36	Misc. EXPENSES	20,000	7,800	2,500	10,300	25,000
	TOTAL	74,04,500	46,92,455	16,86,037	63,78,492	80,58,000

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CAPEX BUDGET FOR THE FINANCIAL YEAR 2024-25 (Figures in INR)

Sr. No.	CAPEX	2023-24	2023-24		2024-25
		BUDGET	UNAUDITED ACTUAL Apr'23- Dec'23	Expected Jan-Mar'24	BUDGET
1	DRINKING WATER PIPELINE FROM UNDER GROUND TANK TO OVERHEAD TANKS	6,00,000	-	-	6,00,000
2	LANDSCAPING PAHADI AREA	1,00,000	75,125	-	30,000
3	BASEMENT ROOF REPAIR	2,00,000	2,31,862	1,87,549	3,00,000
4	WHITTEWASH/ PAINTING OF BASEMENT, STAIRCASES & CORRIDORS (ONLY BASEMENT)	12,50,000	2,68,002	-	10,00,000
5	WHITE WASHING/ PAINTING BALANCE	-	-	-	5,00,000
6	BOUNDARY WALL REPAIR & PAINTING	-	-	-	2,00,000
7	LIFT/ MACHINE ROOMS REPAIR	-	-	-	-
8	FACELIFT OF LIFT ENTRANCE & CABINS	2,00,000	-	-	-
9	CCTV UPGRADEATION	1,50,000	1,95,612	-	-
10	CHILDREN PLAY AREA DEVELOPMENT	21,50,000	5,74,989	1,87,549	28,30,000
11	TOTAL	50,00,000	9,69,600	17,88,912 (NOTE - 1)	-
12	SOLAR PANEL				40,00,000 (NOTE - 2)
13	2 Nos. GAS GENERATOR (REPLACEMENT OF EXISTING 2 Nos. DIESEL GENERATOR)				

NOTE 1 - Partly From Sinking Funds

NOTE 2 - Partly From Members Contribution of Rupees 8000/- Each & Balance From Sinking Funds