



ORCHID ISLAND RESIDENTS WELFARE ASSOCIATION

Regd. No. : HR/018/2015/02407
Pan No. AAAA07390Q

Mr. Rajinder Kumar
President
9818254586

Mr. Navneet Kumar
Vice President
9136001505

Mr. Vipin Bhatia
Secretary
9136006313

Mr. Vivek Chaudhary
Joint Secretary
9971099880

Mr. Anil Chahal
Asst. Jt. Secretary
9811702794

Ref. No.

Dated

August 26, 2019

MINUTES OF ANNUAL GENERAL MEETING (AGM) HELD ON 25TH AUGUST 2019

Mr. A.K Tyagi, Executive Member welcomed the residents. Keeping in view the low attendance of only 30 residents, the meeting was postponed for 15 minutes twice and the meeting started at 11:00 AM. President, OIRWA was invited for opening comments.

Mr. Rajinder Kumar, President welcomed all the members present in the meeting. After observing one minutes silence for departed souls of Orchid Island, he informed the house that the IFMS is being collected from builder for the flats being sold after 1st April 2018 and as on date Rs. 30,27,400/- has been deposited as IFMS. Corpus amount of Rs. 10,000/- has been paid by 977 residents and 80% residents are member of R.W.A

He further informed the house that a grant of Rs. 1.00 lakh has been received for the successive third year from Hon'ble Minister Rao Narbir Singh ji. All the residents thanked Hon'ble Minister by loud clapping.

He further brought to the notice of residents that all out efforts are being made by RWA to settle with builder issues regarding registration of flats, withdrawal of bogus bills & return of IFMS to RWA.

RWA has been deliberating the renovation of Gate No. 1 & 2 and façade maintenance in its internal meeting for the last about 4-5 months. Mr. Navneet Khatri, Vice President will explain in details during the AGM points.

He again thanked all the members for their support and hoped that the same will be maintained in times to come.

Mr. Vipin Bhatia, General Secretary, read out previous AGM Minutes and confirmation was sought from the house.

Secretary Report:

Mr. Vipin Bhatia, General Secretary, OIRWA appraised the house on confirmation of last GBM points and various activities undertake, progress achieved etc. which are as follows:

1 / 8



1. Fire Extinguishers in blocks of society: - Installed
2. Fiber Laying for enhancement of network connectivity:- Work in progress, Spectra & Reliance JIO had backed out after giving confirmation of laying the fiber. Now Tata had signed the MOU for laying the fiber.
3. Open Gym: - Installed
4. Repair of Kids Zone: - New EPDM Installed in Central Park.
5. Widening and Repair at Gate No. 2:- Completed
6. CCTV Installation in entire society:- Pending due to fiber duct to be laid underground
7. Gas Pipeline:- Pending due to legal fight between HCG & GAIL.
8. Online Meters System installation:- Pending Due to failure in testing of online generation of MIS and individual tracking of electricity usage

Financial Health of RWA

Couple of fixed deposits with maximum rate of interest have been made after 01.04.2018 i.e. after taking over by RWA. Till date an FD fund of INR 2.1 Cr. have been created by the way of after Corpus Collection, Advance Maintenance & Electricity, IFMS, bi-monthly vendor billing cycle, Promotional activity etc. till 31/03/2019.

Steps taken against Builder:

1. OIRWA had challenged builder bogus bills in HRERA & going to file the case in NCDRC (Drafting of case is under progress with Legal expert Mr. Anil Sura).
2. OIRWA had filed a case against builder in Hon'ble High Court of Punjab & Haryana at Chandigarh for non-execution of property registration wherein the orders for execution of conveyance deed has been passed but builder is not adhering to the order. Next hearing of hearing in the matter is 29th Aug., 2019. A request was made to members to attend the hearing in High Court, Chandigarh for which necessary arrangements would be made by RWA.
3. An FIR had been lodged against RWA office bearer by builder against taking over of Maintenance office.
4. Maintenance bill of builder ownership flats are being raised monthly and sent via speed post and approximately of INR 64 Lakh amount is due for unsold flats.
5. STP had called for joint meeting with builder against our complaint of serious omission and commission in our complex of green area & roads encroachment on 21-08-2019.
6. Legal case filed in 2016 for arbitrary hike of maintenance charges from 1.25 to 1.90 had been scheduled for final hearing on 26-08-19.



All the steps taken against the builder to fight against wrong deeds being applauded by house. Also the house authorized the RWA team to choose the best possible platform (NCDRC) to file the legal case against Bogus arrears bills raised by builder.

A request was also made to the members to attend the hearing of our case in honorable High Court, Chandigarh on 29/08/19.

Other Achievements:

1. 100% Prepaid activation
2. 100% Corpus Collection
3. Maintenance charges arrears recovered from 1/4/18 till possession from the new units sold by builder of new units being sold by builder.
4. Shed constructed near technical office in CP for community activity
5. Green Waste Segregation started in society
6. Shredder procured for green waste
7. Open Gym & additional benches in parks Installed
8. Additional Swings & Bars Installed in all parks
9. Senior Citizen Room created in maintenance office
10. Acquisition of land on Gate no. 2 with amicable settlement and widening of Gate no. 2
11. Gate no. 2 entrance covered with tarcoal mettalic material.
12. Walkie Talkie procurement for Security Team for better coordination
13. Common Area lighting CFL replaced with LED
14. Workmanship & Medical Insurance for RWA and 3rd party's pay-roll employees executed
15. Water Cooler installed at CP & Gate 2
16. Covered Dustbins in entire society
17. High Resolution cameras installed at Central Park
18. Parking Lane across society
19. Emergency lights installed in all parks in case of power failure
20. Overhead water tank cleaning by external agency
21. Successfully persuaded the matter of separate sewage line for HUDA plots
22. Sterilization of society strays with the help of MCG
23. Successfully persuaded the matter to start commuting services by on line tool transport co. Shuttle from our area.

As per agenda of the meeting the minutes of last AGM held on 30.09.2018 confirmation, Audited balance sheet for FY 2018-19 which was circulated to all the members, Steps Taken against builder & Achievements were approved by the house by raising hands and applaud.

Concerns were raised about the HUDA seprate sewage line digging and restoration work. Matter discussed in length. Considering the slow progress and poor quality of restoration work It was advised by residents/house that RWA should allow HUDA to connect their line with ours basis HUDA will give in writing that in case of any Chocking, Overflow, Repair etc. they will provide all the services to society free of cost and on immediate basis.

K. Shari



Facade Maintenance Rate & Recovery Plan

Sh. Navneet Khatri, Vice President explained the following points in detail:

The Facade Maintenance rates derived after long negotiations with agencies are as under:

Sr. No.	Particular	All rate (incl. GST), Labour & Material	Details	Quality
1	Primer, Paint & Bamboo Scaffolding	11.15 PSF Incl. GST	2 coat Paint + 1 coat Primer + OBD+Terracota+Enamel + Scaffolding Tie & Removal	Asian Apex Suprima 5 Yrs
2	Plaster & Putty	17.50 PSF Incl. GST	18 mm plaster, 2 Coat Putty	
3	Waterproofing	10.00 PSF Incl GST	2K Damp Proofing where see page	
		2.00 PSF Incl GST	Mixing with Plaster	

1. On approval of the rates in AGM, A calculation sheet will be floated to all members for the expenses to be incurred for Sr. No. 1 in the table.

2. Façade Maintenance include Front Parking wall (Outer), Stair Case Area & Mumty, Front Face of All 3 Floor as one unit, Backyard building line wall of all 3 floors as one unit, Shaft Area.

3. For Sr. No. 2 & 3 It is impossible for RWA to have a control because every flat has a different requirement hence after completion of work the contractor will measure the work, get it signed by the resident and submit to RWA for recovery. Currently the spread for the repair and waterproofing has been taken as 40% of complete society.

Mr. Navneet further informed the house that RWA shall bear the expenditure of Façade Maintenance on both ends (side wall) of block.

Also an offer was made by RWA team to return the corpus amount of INR 10000/- through making adjustment against the total expense of Façade maintenance for a particular flat. However the house rejected the proposal and request for further deliberation of RWA decision on returning the full corpus amount.

The house applauded the gesture of RWA team and status quo of corpus being approved by the house.

Proposed Amendment for Quorum in Current by Laws of Society

In the current bylaws adopted by society the quorum had been provisioned as minimum 30%, which is in current strength (approx. 780) of members become unrealistic considering the previous experiences of GBM. Hence it was proposed that a quorum of 10% or in case it went below then presented whatsoever strength of members for meeting should be mandated as quorum compliance for smooth conduct of General Body Meeting in the OIRWA by laws.



The house approved the proposed amendment for quorum in OIRWA by laws by raising hand.

Election for next term of RWA.

With the support and help of residents current RWA successful tenure will be over by Oct end 2019. Hence it is necessary to call for election to choose people's candidate for serving our OIRWA (society) for next term of 3 years.

Current RWA will appoint Returning Officer after the declaration and further proceedings of election process like date of election, Nomination process etc. Will be defined by RO in the guidance of DIC. An appeal for nominations of residents for officiating as Returning Officer for conduct of elections, was made to the house, to be submitted in next 3 days. Such an offer of nomination should be in writing to the President of OIRWA.

House applauded for the successful tenure completion of current RWA. An offer to continuation of current team for next term were offered by few of the house members. RWA team thanked the house for showing such confidence in them. However, a broader democratic approach has been adopted to call for the elections of next term.

Budget proposed for Renovation of GATES

Inverted U Shape, M.S. Structure gate design was displayed on screen for information/viewing of members and it was informed by Sh. Navneet Khatri, Vice President, OIRWA that approximate cost for renovation of Gate No. 1 (including additional rooms) works out to be Rs. 31,62,500/- and requested for house approval. The cost of above renovation shall be borne by RWA.

The house approved the Costing proposal and design by raising their hands.

Security Set up

Mr. Anil Chahal & Mr. Vivek Chaudhary explained that significant improvement in security set up has been made and as compared to 115 numbers security related incidents, only 40 cases have been reported till to date in 2019.

The house applauded and recognized the changes and improvement made in the security set up.

As was announced by Mr. A K Tyagi in his opening address, time was allotted for conduct of questions & answers session. Many residents very actively participated in the question / answer session on various subjects of common interests. Members who participated were as below :



- Ms. Preeti Charu
- Mr. S S Dalal
- Mr. K K Naredi
- Mr. Alok Rai
- Mr. Sharma
- Mr. Satish Aggarwal
- Mr. A K Handa
- Mr. V K Singhal
- Mr. Rahul Chopra
- Mrs. Meenu Bhargava
- Mr. Gopal Baseer
- & others

Question & Answer Session

Q 1. Illegal Construction in the Backyard by majorly Ground Floor Residents?

Ans. RWA informed that since the FAR has been increased, now the construction on the backyard can be done subject to certain limitations. One need to apply to DTP and obtain approval for doing any such construction basis all the 3 floor owners have a consent and construct a structure on approved layout by District Town & Country Planning and the same will be submit to RWA before starting of construction.

However, RWA has already informed DTP about such illegal constructions and residents will responsible for all the legal action by DTP.

Q 2. Uniformity at external wall - it was informed that some residents have repainted or fixed tiles at external wall which is not as per the aesthetics of the society?

Ans. A unanimous decision was taken by the complete house to have the uniformity in the condominium pertaining to colour combination of all outer façade of the house and tiles.

A committee will be made to finalize the colour combination of façade, tiles and quality of tiles.

Q 3. Speed Limit Violation – Rash driving by resident & minor?

Ans. For rash driving RWA will start imposing fine as prescribed in the house rules. For Minor it is proposed that in case any minor will get caught while driving, on first instance a warning shall be issued to his parents and on second instance he shall be handed over to police with a complaint on the name parents to be booked as per law of land.

The house approved the proposal unanimously.



Q 4. Waste Segregation - Dustbin at all Street Corners?

Ans. RWA assured that this point shall be looked into detail and action shall be taken on this.

Q 5. Indication of House No. at Lane 393-400?

Ans. Though indication is already there, however the request from resident has been accepted and it shall be placed soon.

Q 6. E Rickshaw Availability within Society?

Ans. Idea was appreciated by all the members but on ground reality seems difficult. However RWA shall look into this and try to explore.

Q 7. Stray Animals Feeding and Aggressiveness problem?

Ans. The residents who love to feed stray though already being apprised about the feeding area made by RWA were again being requested to feed them in the designated area near Gate No. 1. For Sterilization once the NGO been appointed by the MCG till the time RWA will appoint any veterinary specialist for sterilization of stray's.

Q 8. Lighting in Stair Case?

Ans. On the suggestion of one house member, it was agreed by the entire house that stair case lights shall be connected to common lights for the safety of residents. The matter shall be taken care of while doing facade maintenance.

Q 9. Electricity Load Problem in Today's Line

Ans. RWA informed that installation of a new electricity panel is under process and soon it shall be resolved.

Q 10. Deterioration of Society parks, grass bed and health hazard (dusty) for residents and kids, because of Cricket and Football?

Ans. The house approved and emphasized that kids above 4-5 years should not be allowed for cricket and football in society parks, at all, strictly. Also the proposal for mounted landscaping in parks was approved.

House was also informed by Mr. A. K. Tyagi that from 1st Sep. 2019 a new agency will take charge of horticultural work in society after complete due diligence with 3-4 agencies was made, (except the current agency Tusker). This was necessitated due to failure of Tusker in-providing skilled manpower which failed in proper upkeep of horticulture works.



Q 11. Detail discussion on vary many questions about the balance sheet raised by resident?

Ans. The concerned residents were invited to see all the books and discussion with Finance team after giving due notice of 3-4 days.

The other petty and miscellaneous issues were also discussed and clarification on the spot were given.

Mr. A K Tyagi, Executive Member had thanked entire house for their presence, approval of audited balance sheet, minutes, support & valuable suggestions for betterment of the society.

The house was adjourned with a vote of thanks by entire RWA team.


VIPIN BHATIA
GENERAL SECRETARY
(OIRWA)

