



ORCHID ISLAND RESIDENTS WELFARE ASSOCIATION

Regd. No. : HR/018/2015/02407
GSTIN : 06AAAAO7390Q1ZW

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	Mr. Harish Dua Treasurer 9811290985
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Executive Member's

Mr. A.K. Tyagi 9810105383	Mr. Amitava Dutta 9818634641	Mr. S.K. Goyal 9805785485	Mr. Rajesh Kumar 9811990030	Mr. Vishal Sangal 9717197491
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OIRWA/AGM/0008/21

16-10-21

Ref. No.

Dated

Minutes of Annual General Meeting held on 10th October, 2021

Mr. A. K Tyagi, Executive Member welcomed all the residents and informed that due to Covid-19 pandemic this meeting is being held physically as well as virtually. Keeping in view the low attendance, the meeting was postponed for 15 minutes twice and the meeting started at 11:30 AM. The meeting was attended by 85 residents physically and 35 residents participated through Zoom. Mr. Rajinder Kumar, President OIRWA was invited for opening address.

President welcome all the members present in the meeting and participating virtually. He thanked residents for following various guidelines issued by Govt/OIRWA from time to time during the second wave of pandemic. He appraised the house about the various activities carried out by OIRWA for well-being of all residents. He further requested to continue their support as always. He again reiterated that their RWA team will continue to perform with their best of strength to make Orchid Island the best society.

The house also observed 2 minutes silence for all the departed souls of Orchid Island.

1. Confirmation of minutes of AGM held on 27th September, 2020

The house confirmed the last AGM MOM by raising their hands.

2. Secretary Report

Mr. Vipin Bhatia, General Secretary while welcoming the new owners informed the house regarding various achievements done by RWA after last AGM in September, 2020.

- The work of stair case lights connection with common area lights have been completed.
- The private land adjacent to society have been developed and made operational as playground.
- The work of construction of Pucca Road at Gate no. 2 towards Ocus Quantum have been completed FOC with the help of Govt. agency.
- 32 no. RT-PCR camps were organized to facilitate residents for Covid test.
- 7 vaccination camps arranged in which 2047 persons were vaccinated. Entire manpower of RWA like Security, Housekeeping, Horticulture, Maintenance office get vaccinated by RWA.

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Sector-51, Gurugram - 122018, Haryana, India
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<https://www.facebook.com/groups/659890747492887/>

- 10 nos. of Oxygen concentrators and Oxygen Cylinders were arranged for residents effected with Covid-19.
- All the possible help like ambulance, In house medical setup, home delivery of medicines, tie up with pharmacy etc. was extended to residents during the second wave.
- Wheel chair & stretcher were made available to residents for medical emergency.
- Fumigation of flats effected with Covid-19 was done.
- Medical Bank have been created during covid time.
- OIRWA have facilitated in replacement of overhead water tanks.
- ICICI ATM facility made available to residents.
- Sprinkler irrigation system in all parks have been installed.
- Enhanced illumination in common area of society by replacing the low voltage LED with high voltage LED.
- Front Façade work of 374 Plots have been completed and only 102 Plots are left and work is likely to be completed in the month of November, 2021.
- Polyclinic have been started in society.

Special thanks were given to following residents Doctors who have helped during Covid-19

1. Dr. Ashutosh & Priyanka Mishra – 360GF
2. Dr. Pawan Rawal – 510GF
3. Dr. Anurag Sharma and Shilpi Sharma - 251GF
4. Dr. Amit Khatuja – 589SF

OIRWA team also conveyed the gratefulness of the following persons for extending their help during the tough period of Covid-19 second wave in many ways.

1. Mr. Rakesh Daultabad (Honorable M.L.A.)
2. Mr. A.K.Tyagi
3. Sadbhawna Foundation
4. Ms. Nidhi – 274FF
5. Mousami Bhattacharya – 374 GF
6. Mr. Biplub Saha – 316GF
7. Mrs. Neelam Hanjura – 317FF

3. Approval of Audited Balance Sheet for FY 2020-21

The house also approved the audited balance sheet for FY 2020-21 by raising their hands. The house also confirmed/approved appointment of VJSJ & Associates LLB as consultant.

4. Legal Status of Various Cases

Mr. Navneet Kumar, Vice President, OIRWA informed the house that due to Covid-19 no progress in the filed cases at Local court, High Court & NCDRC could be achieved as only adjournments were given by the Hon'ble courts. He further informed the next dates of hearing in various cases as under:

District Court Gurugram	: 26/10/21
High Court of Punjab & Haryana	: No date listed
NCDRC	: 11/02/22
FIR on RWA Officials	: 09/05/22

He also informed the house that on rigorous follow up for our complaint about serious omission and commission by builder, DTP Gurugram has scheduled meeting at Chandigarh with DGCTP over the matter of IFMS, Encroachment by builder on 12/10/21 which will be attended by our representatives and DTP Gurugram has made it clear that registration of plots below 180 sq yards as floors/flats is illegal and RWA can stop giving basic facilities like electricity connection to those floors.

5. Financial Health of RWA

Mr. Harish Dua, Treasurer informed the house that OIRWA has INR 5,08,28,181 in various banks as FDs and saving a/c balance as on 31/03/2021. This includes Corpus, IFMS & other receipts.

6. Status of ongoing front Façade work and future planning for Back Façade work and Repair of Shaft

Mr. Navneet Kumar, Vice President, OIRWA informed the house that repair of back side Façade work shall be taken in hand once the front façade completed around mid of November 21.

The tentative rates for back side Façade comes out to be as under:

Repair with cement plaster after removing plaster	- INR 35/- per sq ft + GST
2 Coat Putty with Paint	- INR 20/- per sq ft + GST

However following problem shall be faced while executing the back side Façade work.

Some ground floor residents have covered back sides of flats with iron jaal and no approach is left for approaching first and second floors and most of the residents of first floor and second floors have covered back sides of their flats with iron grills and no approach is left for Façade work.

In view of above major difficulties the work of back side Façade can only be taken up by OIRWA only if all the residents co-operate and the work shall be carried out **only wherever possible**. The ground floor owners/residents shall face some extra difficulty as debris/water while doing curing shall fall on their floors. **Further, it will be purely occupants responsibility to coordinate with amongst neighbors for the work and made them agree for cooperation.**

The house was further informed that the cost of Back side Façade work comes out to be Rs. 1.30 Cr. (Approx.) and it shall also be taken by RWA provided that refund from DHBVNL is received for which matter is vigorously followed in Consumer Grievances Redressal Forum and work of Repair of Shaft shall be reviewed after completion of Back side Façade. The same was approved by house by raising of hands.

7. Update on Renovation of Gate no. 1

Mr. Navneet Kumar informed the house that renovation of Gate 1 & 2 with the expense of INR 31.62 Lacs was approved in the AGM held on 25/08/19 but the work could not be started due to some technical issues and then Covid-19 effect. Meanwhile the proposed design of the Gates was reviewed and after deliberations it was decided to enhance the scope and area of the gates so that optimum utilization of area is achieved. Fresh Structural & Architectural drawing with BOQ have been already floated for inviting of bids. Due to enhance Scope of work in creating recreation hall & accommodating maintenance staff while renovating Gate no. 1, the cost comes to be INR 40 Lacs (Approx.).

The matter was discussed in length and the house opined that 2-3 more 3D drawings be circulated amongst residents so that the best option is decided. The residents also enquired about the status of renovation of Gate no. 2.

Mr. Navneet Kumar informed that 2-3 more 3D drawings shall be circulated amongst all residents on WhatsApp group of Orchid Owners and the detailed design/drawings shall be got prepared again from Architect as per majority decision. He further informed that Gate no. 2 shall be replica of Gate no. 1 and the work of renovation of both Gates cannot be taken up simultaneously as there might be necessity of some traffic diversion through Gate no. 2 during execution of renovation of Gate no. 1.

8. Waiving of maintenance charges for basement from owners of ground floors with basement.

Mr. Vipin Bhatia, General Secretary informed that there are about 22 flats in Orchid Island society with basement and most of them have been purchased recently from Builder and the owners have approached RWA that basement maintenance charges should not be levied from them as no extra efforts/manpower is required for its up-keep. Moreover, the waiving of maintenance charges for basement have negligible effect on the overall cost.

After detailed discussions it was decided that legal opinion shall be taken on this issue by OIRWA and owners with basement flats were requested to search if there is any precedent in Gurugram.

9. Construction of Temple in Orchid Island

Mr. A.K. Tyagi, Executive member informed the house that resident sr. citizens have approached OIRWA time & again and requested for construction of Temple in Orchid Island society. He further brought out that after examining all the possible sites, the one near flat no. 193 have been finalized for the construction of Temple.

The house approved the proposal by a thumping majority.

10. Question & Answer Session

Q. 1. Drum sticks (Sanjana Phalli) be grown in some odd common place?

Ans.:- The drum stick plants cannot be grown in common place as it roots are wide spread and may cause damage to any structure.

Q.2. Commercial activity at residences should be stopped?

Ans.:- OIRWA doesn't encourage any commercial activities at residences. However it is allowed as per law.

Q.3. Modification required for existing speed breakers in society?

Ans.:- The pre-fabricated speed breakers in Orchid Island shall be removed at the earliest and replaced with smooth concrete speed breakers.

Q.4. Noise due to Gym in Yadav Market?

Ans.:- The area of Yadav Market falls under private properties. However OIRWA have requested the owner of gym in Yadav Market to keep the volume of music at permissible level so that there is no disturbance to neighbours.

Q.5. PPM of electrical equipments?

Ans.:- The planned preventive maintenance (PPM) of electrical equipments shall be taken up in winters area wise and on Saturdays / Sundays/ Long weekends so that there is no disturbance to students in their on-line classes /residents doing work from home. There shall be no electricity for about 4-5 hrs. during PPM for which residents shall be informed in advance. The approximate cost comes out to be INR 3Lac which shall be charged to management budget.

Online Question

1. Plantation in 214-226 lane?

Ans.:-The plantation in 214-226 lane shall be done wherever possible.

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

Mr. Rajinder Kumar, President thanked entire house for their presence, support and valuable suggestions for the betterment of society. The house was adjourned with a vote of thanks by entire RWA team.

With Regards,



Vipin Bhatia
General Secretary -OIRWA