



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
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	

Ref. No. *GRM/2022-01*

Dated

Minutes of General Body Meeting held on 20th February, 2022

Mr. Navneet Kumar, Vice President welcomed the residents. Keeping in view the low attendance, the meeting was postponed for 15 minutes twice and the meeting started at 11:00 a.m. The meeting was attended by 87 residents physically and 69 residents participated through Zoom. Mr. Rajinder Kumar, President, OIRWA, was invited for opening address.

President welcomed all the members present in the meeting and participating virtually. He apprised the house about the various activities carried out by OIRWA for well-being of all residents. He further requested that the residents who have not taken RWA membership so far may do so at the earliest by depositing one-time fee of Rs. 1100/- and filling membership form. The residents were requested to continue their support in the various activities carried out by OIRWA.

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

1. Confirmation of Minutes of AGM held on 10th October 2021:

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

2. Status of Legal Cases of RWA.

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 & NCRDC could be achieved as only adjournments were given by the Hon'ble Courts. He further informed the next date of hearing in various cases as under:-

A. NCDRC case for the registration of flats hearing date is 3rd March 2022

B. High Court case for registration of flats and bogus bill hearing date is 9th Sept. 2022

C. New case filed by owner against RWA and its President regarding supply of electricity to 2BHK flat with plots size 145sq.yds only.

D. FIR Case on RWA office bearers by Builder hearing date is 9th May 2022

He further informed the house that RWA office bearer and employees of RWA are already facing FIR on them by the builder as a consequence of challenging builder's misdeeds & currently the legal expenses are being borne by RWA. He then made an appeal to the house that a mandate be given to RWA to bear any sort of legal expenses (be it present or future) on RWA office bearer or its employees while performing their duties towards the society till the time any case reach to its final conclusion.

The house approved the appeal by raising their hands.

3. Status of Civil Jobs In-Hand

(i) Renovation of Gate No. 1 & 2

Mr. Navneet Kumar further informed that as per decision in the last AGM, four 3D drawings were circulated to the residents to vote their preference of design & option B was chosen by the residents. RWA team re-worked the whole process of finalizing the architectural and structural drawings. During this process, drawings for renovation of Gate No. 2 (replica of Gate No. 1) were also finalized, so that a tentative budget is approved by house to save upon time and energy.

Due to change in design/ drawings, additional items and inflation the cost for construction of Gate No. 1 & 2 comes out to be approx. INR 28 Lac & INR 22 Lac + GST respectively.

He further informed that District Town Planner, Gurugram have already been requested to accord necessary approval at the earliest.

(ii) Construction of Recreation Halls at Gate No. 1 & 2

Since there is no facility of Club House or any Community hall in Orchid Island, it is always felt & demanded by residents that a space for recreation activities be developed. Keeping in view the difficulties faced by residents the architectural and structural drawings were got prepared from architect for constructing double storey recreational halls at Gate no. 1 & 2. The approx. cost for the halls comes out to be approx. INR 27 Lac & INR 30 Lac + GST respectively.

The house approved the proposal for renovation of Gate No. 1 & 2 along with construction of recreational halls at both gates after long deliberations.

However, some of the residents opined to have the BOQ to be floated for better understanding of the description of items in the project.

RWA team agreed upon floating the BOQ of the project along with the MOM of GBM for all the residents and committed that work will only be commenced upon receiving the final nod from competent authorities.

4. Status of on-going Backside Façade Repair & Painting

Mr. Navneet Kumar informed that repair work of back side façade have started the last week of December, 2021 and 40% repair work has been completed. The work is likely to be completed by April, 2022 and the back side façade paint work which started from flat 498 - 515 lane is likely to be completed by June, 2022

5. Update of CGRF case for refund of bulk supply electricity discount since 2016

Mr. Vipin Bhatia, Secretary informed the house that OIRWA was fighting a case with DHBVNL in Consumer Grievances Redressal Forum (CGRF) for refund of excess electricity charges debited to OIRWA due to technical error & Bulk Supply discount since 2016.

A consulting firm was hired to represent our case in CGRF on a commitment of 6.5% payment on refunded amount.

After a long battle OIRWA have succeeded to get an award of INR 2.41 CR which will be credited/adjusted by DHBVNL in monthly electricity bills.

The house applauded this achievement and untiring efforts made by OIRWA team.

6. Question & Answer:-

Q 1. Development of Gate No. 3?

Ans. The same shall be taken up after renovation of Gate No.1&2

Q 2. Construction of Temple status?

Ans. In the AGM held on 10.10.2021, the construction of Temple near Flat # 193 was finalized but due to objection raised by nearby residents, the same have been cancelled.

Q 3. Develop more space for playing near 582?

Ans. After pursuing with private land owner adjacent to society, RWA successfully made him agreed to extend his land piece as playground. However the cost for leveling & erecting boundary wall for safety reasons shall be borne by RWA.

The house approved the same by raising their hands.

Q 4. Keeping cows in flat?

Ans. The house disapproved the same.

Q 5. Dogs issue?

Ans. This issue have already been discussed in detail in various meetings and on great persuasion by RWA all the puppies have been adopted by adjacent society and female dogs have been neuterized. The residents were again requested to feed stray dogs only at designated place at Gate No. 1.

Q 6. Reduction of maintenance charges for basement from owners of Ground Floor with Basement?

Ans. After long deliberations, it was decided to form a committee of 3 members each from effected residents & neutral residents and the committee will submit its report for further consideration of RWA within 1 Month.

Q 7. Develop of road from gate 3 till sector road?

Ans. The road from Gate no. 3 to sector road does not fall under the preview of RWA. However, RWA has leveled the road already thrice by their own efforts. But due the heavy construction work going on Artemis hospital new building and for that matter the road condition detereotiate quickly. All the efforts shall be made to level the patches again.

Q 8. Installation of gates at society park entry?

Ans. The house disapproved the same as aesthetic look of park shall be destroyed by installation of Gates.

Q 9. Record keeping of pets & stray of society?

Ans. The same in not feasible.

Q 10. Schedule for preventive health checkup of electricity set up?

Ans. The same could not be done earlier due to Board's exam. Now the same is scheduled as under:-

13th March 2022 (Sunday) Power cut for 12 hrs.

20th March 2022 (Sunday) Power cut for 5 hrs.

27th March 2022 (Sunday) without any power cut.

Online Question

Q 11 Water Quality issue?

Ans. The water is being supplied by GMDA & same is filtered in the filtration plant and back wash is also being done periodically.

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



Vipin Bhatia
Secretary - OIRWA