



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.

Dated

OIRWA:AGM:2020/01

October 3, 2020

Minutes of Annual General Meeting held on 27th Sept., 2020

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 of the low attendance, the meeting was postponed for 10 minutes twice and the meeting started at 05:50 pm. The meeting was attended by 60 residents physically and 97 residents participated through Zoom. Mr. Rajinder Kumar, President OIRWA was invited for opening address.

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

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

Mr. A.K Tyagi paid rich tribute to Mr. Satish Yaswant Barapatre, R/o 552 GF, who left all of us untimely to his heavenly abode. He was having a charming personality and was a great crusader for society activities. His excellent contribution cannot be forgotten. He assured that OIRWA & all residents will always stand with their family.

During the AGM various points were discussed as per Agenda circulated are as under:

1. Confirmation of minutes of GBM held on 15th Dec 2019

The house confirmed the last GBM MOM by raising their hand



Orchid Island, M-Block, Near Artemis Hospital,
Sector-51, Gurugram - 122018, Haryana, India
E-mail : oirwa51@gmail.com

1

Facebook: <https://www.facebook.com/groups/659890747492887/>

2. Secretary Report

Mr. Vipin Bhatia, General secretary informed the house regarding various achievements done by RWA after last GBM in Dec 2019.

- The work of laying optical fiber cable (Tata Sky Broad Band) for enhancement of network connectivity is complete.
- The extension of Yoga Center has been done for various indoor activities such as yoga, table tennis, chess etc.
- The work of stair case lights connection with common area lights have been completed in 340 plots and activity is likely to be complete by 30th September 2020 for pending plots.
- 60 Nos. Cameras + 2PTZ have been installed across society for complete surveillance of society. For monitoring the various camera's control center has been made at Gate 1 & Maintenance Room in Central Park. Total projects cost (fiber, Screen, Camera, Router & other accessories) comes out to be Rs. 15.9 Lac against approved cost of Rs. 12.5 Lac. (approx) for 40 nos. camera in the GBM held on 15/12/2019.
- It is note-worthy that due to strict enforcement of Govt. guidelines followed by RWA from time to time and all-round co-operation of Orchidians there was no covid19 case in lockdown period.
- Proper & regular supply of Grocery, fruits, vegetables and medicines were ensured during lockdown through liaisoning with big suppliers like Deerika, Big Basket, Grofers and shops located in society.
- Twice a week fogging was done to avoid spread of disease by mosquitoes. At Present we have 2 Fogging machines for fogging.
- Mobile ATM was arranged for residents during lock down period.
- The residents were distributed virusidal liquid free of cost so that they are able to keep all their things sanitized at home during lockdown periods.
- Special boarding & lodging arrangement for all supporting staff like security, house-keeping, sanitation, technical etc. was made inside the society to facilitate residents in their day to day activities and avoid any spread of deacease.
- Payment amounting to Rs. 1.50 Lac was made to above staff as incentive for their valuable & dedicated services for performing their jobs in tough situation.
- P.P.E kits, masks, sanitizers, protective shield, gloves & fogging machine were purchased and used extensively to prevent spread of infections.
- OIRWA had organized various outdoor food serving for poor people living in outside our society in slum areas. Free ration of 1500 kg was also distributed to our HK & security staff families during lockdown 1-4. All this was possible with our resident's contribution & through NGO.
- Modern quality equipments such as one no. lawn mover (Sharpex) etc. have been purchased to efficiently maintain parks.
- As announced in last GBM held on 15th Dec 2019, after pursuing with private land owner adjacent to society RWA successfully made him agree to use his land piece as playground. The same shall be ready by 2nd week of Oct 2020.
- Common wall plastering in Facade maintenance work have been carried out by RWA from common funds of residents from May'20 & expected to be completed by Nov' 2020.



- RFID boom barrier have been installed at gate no. 1 & 2 to provide hassle free entry / exit to residents car.
- After long pursuance with ICICI bank for providing exclusive banking ATM facility for Orchidian's, the bank management was made agree for the same. The structure is ready for machine installation & facility will be open for residents by Third week of Oct 2020.

Special thanks were given to Mr. Gagan Kumar R/o 431 GF & Mr. Vikas Sachar R/o 315 GF for donating one no. water cooler for the benefit of staff working in Orchid Island.

3. Approval of Audited Balance Sheet for FY 2019-20

The house also approved the audited balance sheet for FY 2019-20 by raising their hands.

4. Legal Status of RWA Cases

Mr. Navneet Kumar, Vice President attended the meeting remotely. He also welcomed all residents participating in the meeting. He then informed in details the Legal Status of Various RWA Cases as under:

- OIRWA has filed the appeal against the order passed by lower court in favor of builder. Date for argument is listed for 27 Oct 2020.
- Out of 6 Prayers of RWA 4 prayers (**Registration of Property, IFMS, Common Area Encroachment, Plot Area Encroachment**) have been accepted by NCDRC and hearing is listed for 21 Dec 2020 through VC [(1) For this individual affidavits by house owners have to be submitted to become party in the case as per the grievance's. (2) Who-so- ever will submit affidavit can only be able to get the benefit in case a favorable decision. (3) Discussion with various architects are going on for complete survey of area encroached by builder and liaison with authorities for submitting an authentic strong report in the court. The likely expense for architects will come around INR 5-6 Lacs.]

Dropped prayers in NCDRC are: HVAT & Bogus bills

- OIRWA had filed a case against builder in Hon'ble High court Haryana for non-execution of property registration. Hearing is delayed due to covid (only emergent cases to be heard in court).
- Maintenance bill of builder ownership flats have been raised monthly and sent via speed post. Approximate of INR 90 Lacs amount is due for those flats.
- On our rigorous follow up in both Gurugram & Chandigarh about our complaint of serious omission and commission by builder, DGCTP has scheduled meeting of all parties but same got delayed due to covid. Fresh date to be declared.



5. Bottlenecks in on-going Façade Maintenance work

Mr. Navneet Kumar informed the house that the following rates (below mentioned table) which were approved in the AGM held on 25/08/2019 but due to covid-19, the labour rates have increased about 25-30%, which were duly verified from market and other societies of Gurugram. There was great labour crunch also but OIRWA continued all out efforts to get the repair work executed.

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 Suprîma 5 Yrs or equivalent
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 seepage	
		2.00 PSF Incl GST	Mixing with Plaster	

- The tender for repair on labour rates floated to various vendors and M/s Paint flip won the bid to work on approved rates but left the job in between due to labour rate hike because of corona effect. Same rates were offered to other vendors who participated in the bid. In response L2 + other vendors proposed to work on 16.25 PSF + GST.
- Due to delay in work RWA has decided to perform the job for repairing of Front façade (Parking Wall, Common Passage till Mumty and front building wall) on their own expenses rather than recovering from residents (which was decided in 15/12/19 GBM). **The same was approved in house by raising hands.**
- Now since the work has been commenced for front façade repair, tender for paint job floated to major players. Upon working the same the calculation for painting of all the repair comes to approximately 1.60 CR. RWA wants to bear the expense from common fund pool to benefit the residents.
- Remaining repair and paint work of Shaft & back side of premises will be evaluated once the front façade work completed. The expense will be borne by RWA or by Residents will depend on financial health of RWA at that point of time.

Mr. Vipin Bhatia informed that out of 1.25 lac sqft (approx) repair work about 80,000 sqft repair work has already been completed and INR 23 lac expenditure have been incurred from OIRWA funds so far.



6. Horticulture Plan & Policy:

Mr. A.K Tyagi & Mr. Rajesh Kumar Executive Member informed that a comprehensive policy for entire Horticulture (Common Area & Private Area) has been designed for overall benefit and beautification of society and shall be circulated to all residents within a week.

The salient features of the policy are as under:

- Definition of Common & Private Area.
- Green Waste disposal.
- Height & Circumference of Tree in both common and private area.
- Plantation/Trimming restrictions.
- Difference between personal & public benefit for overall growth of greenery in society.
- Restrictions for floor occupants.

7. Visitor Management System

Mr. Vishal Sangal, Executive Member informed that 600 flats have been registered on MyGate App & there are 800 active users. He requested all the remaining residents to sign-up on MyGate App at the earliest. He further informed that OIRWA shall also migrate all communication from WhatsApp to MyGate soon.

8. Vehicle Entry management System

Mr. Anil Chahal, Asstt. Joint Secretary requested the residents, who have not obtained RFID tags so far, to do so immediately for hassle free entry/exit from the society.

9. Financial Health of RWA

Mr. Harish Dua, Treasurer informed the house that OIRWA has FDs worth Rs. 3.99 cr. in various banks & saving a/c balance is 28 lacs as on 31/03/2020. This includes corpus, IFMS & other receipts.

10. Construction of Pucca Road at Gate no.2 towards Ocus Quantum

Mr. Vipin Bhatia intimated that service road (small patch) on Gate No.2 towards Ocus Quantum is completely worn out due to non-maintenance. It is a breeding place for mosquitoes during rainy season. OIRWA has approached authorities like MCG, GMDA & HUDA for repairing the road but they have denied as the same does not fall into their purview. The approximate expenditure on repairing this road comes to INR. 2.25 lac & shall be incurred from funds of Rs. 3 lac received from Government of Haryana (Rs. 1 lac every year is received).

The same was approved by residents by raising their hands.



11. Question & Answer Session

Total no. of queries received via email are 13.

Q1. Sharing of Audited Balance sheet?

Ans. Though the audited balance sheet have been shared with all residents but still the same was again sent on mail to the residents demanding it.

Q2. Correct channel of acquiring information about society?

Ans. The residents may raise the issue on MyGate App & in case it is not resolved escalation matrix be followed.

Matrix 1: Complaint Registration Center: 8448790108 (Kindly lodge complaint and take complaint no.)

Matrix 2: After 1 Day – Electrical: Mr. Biswal: 8448790109 & Plumbing / Civil: Mr. Mukesh: 8448790111

Matrix 2: Security: Supervisor – 8448790105

Matrix 3: After 2 days: Estate Manager - 8448790102

Q3. Why individual DHBVN electric meters cannot be installed in society?

Ans. The individual electric meters is not practical and feasible option at the moment.

Q4. Guard insufficiency on Gate 2?

Ans. There are two guards at Gate no. 2 during day and night shift. Additional Supervisor deployed for better surveillance.

Q5. Status of property registration?

Ans. As informed in detail above, the case have been admitted in NCDRC.

Q6. What the process for helper's verification?

Ans. The helpers are issued ID Cards on receipt of their application along with aadhar card and renewed after every six months.

Q7. Commercial vehicle to be allowed from Gate 2?

Ans. The matter is being reviewed.



Q8. Standardization of speed breakers?

Ans. Sh. V.K Singal r/o 345 GF consented to give his valuable services in standardization of speed breakers and work will start soon.

Q9. Monthly Statement took long time to reach resident?

Ans. The monthly maintenance bill is prepared after taking meter reading from +1000 flats physically and sent to residents on their mail id on or before 15th of each month.

Q10. Poor CCTV coverage at 414-421 lane?

Ans. Two no. of cameras at 421 & 428 have been installed for full CCTV coverage of above lane.

Q11. Loud music played by neighbour regularly?

Ans. The matter was investigated on receipt of complaint & those guilty of raising music volume were stopped. Even the beat police was pressed into service.

Q12. Lack in Façade maintenance work coordination between Resident & working team?

Ans. The team was instructed on receipt of complaint & issue have been resolved.

Q13. Fountains not working?

Ans. The fountains were not run due to pandemic and shall again start working/running after 15 days.

On line Questions during AGM.

Q14. DGs are not on auto mode?

Ans. DGs are already on auto mode & no problem have been reported during last 4 months. Already Sufficient MP deployed for Gate-2 DG room also.

Q15. Roof top solar system for individual flats?

Ans. The matter was explored last year & it is not possible at the moment.

Q16. Uncontrolled tree growth in some ground floors?

Ans. The same shall be taken care in the Horticulture policy being announced shortly.

Q17. Stray Dog Menace in Society?

Ans. As per Govt. instructions the stray dogs cannot be dislocated. The minutes of GBM held on 15/12/2019 may be referred wherein the decision of the house have been mentioned.

Q18. Excess electricity rate is being charged from residents?

Ans. The electricity rate comes out to be Rs. 7.58 per unit and DG rate comes out to be Rs. 31.50 during the period 01/04/2019 to 31/03/2020 whereas residents are being charged @ Rs. 7.69 and Rs. 20.25 only. The



matter has also been taken up with DHBVN authorities for giving rebate on bulk supply as per Govt notifications.

Q19. Corpus of 10K to be returned to residents?

Ans. OIRWA has offered twice to return the corpus to residents but during the AGM & GBM held on 25/08/19 & 15/12/19 respectively the proposal/offer was rejected profusely and decided that matter shall not be discussed again.

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

Mr. Vipin Bhatia, General Secretary thanked entire house for their presence, support & valuable suggestions for the betterment of society. The house was adjourned with a vote of thanks by entire RWA team.

With Regards

A circular blue stamp with the text "Panchsheel Residents Welfare Association" around the perimeter. A handwritten signature in blue ink is written across the center of the stamp. Below the stamp, the name "Vipin Bhatia" is printed in black.

General Secretary, OIRWA