

THE PRINTERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

SECTOR-13, PLOT NO. 18, ROHINI, DELHI-110085

G. B. MINUTE BOOK

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Minutes of Annual General Body Meeting on
27 Feb-2022 at 10.0 am in Central Park of
the society.

S.No	Name	M.S.No.	Flat No	Signature
1	Surender Rana	711	A-4/103	
2	Vaans Gupta		A-1/374	
3	M. L. WADHWA	721	A-2/108	
4	Sureshwar	607	A-3/308	
5	Mukesh 2007ade	447	B-608	
6	Amla Devi Sharma	727	C-1/307	
7	SURHASH CHANDOL	40	A-4/303	
8	Raj labstni	572	A-4/503	
9	M.K. Chandwani	288	A-4/608	
10	Gaurav Aggarwal	479	C-2/316	
11	PRABHAT MINOCHA	410	B-503	
12	Randeep Goswami		A-2/706	
13	SIMI DUA	686	A-3/703	
14	YOGESH MINOCHA	137	C-1/202	
15	J.C. Mathotra	123	A-2/102	
16	Peeyush Bansal	148	A-2/207	
17	Dharmendra Katar	569	C-2/120	
18	ARHEE SINGH	386	A-3/606	
19	Even upto 10.20 AM Quorum was not met let us			
20	Meeting adjourned for 15 minuts.			
21	Randeep Batli	151	C-2/204	
22	SANKAT BAKKA	M-44	C-1/314	
23	HARISH KUMARNA		A-1/605	
24	HIMANSHU CHAWLA	M-06	C-1/304	
25	Ranson Kisson		B-501	
26	T. R. A. and	M-505	A-4/106	
27	Poonika	B-606	Poonika	

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S. No	M. S. No	Name	Flat No	Signature
28		Sobhanti Panu		
29	704	Milraj Kumar	C-1/316	
30	686	P. L. Kapoor	C-4/313	
31		Inderpreet Dave	C-2/205	
32		Yogendra Kumar	C-2/113	
33	M-670	R. L. Chauthery	B-601	
34	91	P. K. Nagas	A-2/501	
35	612	Harish Narula	A-1/202	
36	525	Hari Ram Mathy	A-3/705	
37	A4/307	Dr. BHUSHAN JAINI	A4-307	
38	A-3/205	Jay K. Mathur	A-3/205	
39	A-3/667	SACHIN BANSAL	A3/406	
40	A-3/108	Mayank Bhargava	E-2/206	
41	A-3/105	Dr. P. L. Agarwal	A-3/105	
42	A-3/305	H. L. Sankhraj	A-3/305	
43	A-1/104	Dr. Atul Grewal	A-1/104	
44	C-2/002	Brij Mohan Mandh	C-2/002	
45	A-3/504	Praveen K.	A-3/504	
46	C-1/116	VISHAY KUMAR	C-1/116	
47	668	Sunil Kulkarya	C-2/307, 308	
48	676	MANOJ BHAROTIA	A-1/201	
49	A4/403	ANIL KR SOOD	A4/403	
50	547	Pankaj Goyal	B-3/201	
51	726	Pinki	B-302	

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C O P M I N U T E B O O K

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27.2.2022

Minutes of General Body Meeting held on 27.2.2022

A General Body meeting was held on Sunday, 27.2.2022 at 10.00 AM onwards in the Central Park of the society when the following was discussed and resolved :-

1 Up to the scheduled time, quorum was not completed so meeting was adjourned for 15 minutes. On the request of the members present another 15 minutes were given. Meeting was started thereafter. All participants were welcomed by Smt Simi Dua, The President of the Managing Committee.

2 It was apprised by Sh J N Mehra resident of A3/308 that society faced a very difficult period of almost two years due to Covid 19 pandemic. They had a list of 25 residents including two of the members of the MC viz Smt Lakhbir kaur Chandna and Smt Saral Lata Raghuvanshi who lost their lives since our last GBM. There were many casualties during second wave of Covid 19. **Condolences to the bereaved families and homage to the departed souls by observing a 2 minutes silence was proposed and observed.**

3 **Hony Secy Sh Surender Rana presented a report of the work done by the MC during their tenure**, whose copy had been circulated to all the residents. Main points included in the report were read out including the details of the work done to the tune of Rs 70 Lakhs over and above the routine upkeep and maintenance of the campus from the monthly maintenance charges and the development charges. Members and residents applauded the work done by the committee, especially solving decades old drinking water problem, rain water harvesting system work, replacing old lift of B block with new OTIS lift, internal roads reconstruction, Campus common areas illumination, getting common toilet block construction from area MLA funds, improving condition of parks, laying chequered tiles on walkways, stainless steel gates and digital sign boards etc.

4 **Approval of Audited accounts and balance sheet** for the financial years 2018-19, 2019-20 and 2020-21


All these reports were put up and were approved by a voice vote after discussions on a few points raised by Sh Pankaj Thakkar a resident of C1/313-314 and clarification given by the treasurer.

5 **Authorizing the MC for development works /renovation/repairs work in the society under rule 30 of the DCS act 2003 and its rule 2007.**

Sh Pankaj Thakkar raised objection on this issue of giving blanket powers to the MC. After a lot discussion, it was decided not to give powers to Managing Committee under rule 30 of the DCS Acts 2003 by the house and unanimously resolved that M.C should work only in parameters as prescribed in DCS Act & Rule.

Although all the proposed works were essentially required to be got done on priority and no one was against the proposed works yet detailed estimates and proposed funds required were not projected so it was decided that the new MC shall take up this point with projected cost involvement.

For The Printers C GHS Ltd


Secretary

For The Printers C GHS Ltd.


Treasurer

For The Printers C GHS Ltd.


President

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6 Construction of Community Hall: - House was unanimously in favor of having a community center in such a big society. Honey Secy told that they had approached the area MLA for taking up such development works besides balance internal roads reconstruction from local area development funds. A copy of recent letter request made to the MLA sahib was displayed on the notice boards of the society for kind information of all the residents. It was resolved that further action shall be taken up after getting decision from the MLA sahib.

7 Taking up the issue of availing enhanced FAR: - It was unanimously approved since it would help in resolving the menace of unauthorized construction in the society. The new MC can initiate the detailed proposal and put up in the next GBM for its approval.

8 Installation of Solar Power system: - This was also approved however action can be taken up after getting decision from the MLA sahib to whom the present MC has already approached.


9. In the issue of the Printers Apartment Owner Association Account: - Pankaj Thakkar raised the issue of the outstanding amount in the Balance Sheets from the previous ten years 2010-2011 was booked in the general expenses in the Balance Sheet for the 2020-21 with the recommendations of CA and management committee but house unanimously passed to let it remain as it is in the balance sheet and the said amount will remain standing as status quo in the name of Printers Apartment Owner Association. After discussion the balance sheets for the year 2020-21 was adopted and passed.

10. Parking of vehicles in the society compound: - A parking policy had been made by the previous MC and circulated. Flex banners were also displayed in all the blocks several times. Boom barriers were installed and two numbers of digital boom barrier stickers per flat were issued, flat number stickers were also made and issued. We also continued these efforts. In spite of all these efforts some residents are still not following the policy and are not putting up flat stickers, boom barrier stickers resulting in a big problem of parking of vehicles in the society. More than two vehicles per flat were not allowed to be parked inside the campus since space was very limited. **Also no proxy was permitted. No commercial vehicles were allowed to be parked inside the compound.** It was again categorically decided that in no case more than two cars per flat shall be allowed to be parked inside the society compound. **MC shall have right to check the genuineness of vehicles.** Additional vehicles if any shall have to be parked outside along the boundary wall where CCTV cameras and lights have already been installed. Additional guards shall also be posted however cost of additional guards has to be borne by those residents whose vehicles are parked outside.

Some residents raised the issue of entry of vehicles of guests. It was clarified that it had already been decided that pick up and drop facility would be provided. Outside vehicles shall be allowed to enter in case of needy passengers and luggage however after half an hour of the dropping or picking up the vehicle has to be parked outside only.

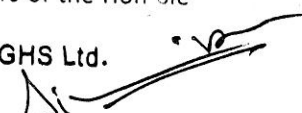
No stickers shall be issued to such residents for cars of their neighbours, relatives and friends in their name on the plea that they are not having a vehicle against their own flat. MC shall have right to put up wheel locks on untagged vehicles and a fine of Rs 500 per day shall be charged from the defaulters.

11 Any other points I (Unauthorized construction) some residents raised the issue of unauthorized construction. It was again pointed out that there is a no provision of any change in the sanctioned lay out of the flats, exterior elevation and any extensions. Legal action has to be taken by the MC to stop this menace at the cost of the defaulters. In earlier GBMs too this issue had been raised and it was categorically decided that no unauthorized construction would be allowed. Action has been taken by the MCD as per orders of the Hon'ble

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High Court of Delhi. Residents agreed that no such construction should be allowed. They were of the opinion that getting uniform extensions by availing enhanced FAR was the right solution to stop this menace. **li Stray dog's menace:** - Residents have been suffering very badly due to dog bites and chasing by stay dogs in the society which are regularly fed and supported by a few residents. Several times personal discussions have been held with such dog lovers. Even a general meeting was arranged by our MC with residents and the dog feeders. Dog feeders are again requested to feed these stray dogs outside the society.

lii **Seepage in the top floor flats:** - Many residents raised this issue and stressed that when roof was supposed to be common than its upkeep and maintenance should be the responsibly of the managing committee of the society. New MC shall take up this issue.

IV Frequent breakdowns in Schinder lifts: - Sh Vivek Mathur resident of A1 block raised the issue of frequent breakdowns in the Schindler lifts. Some others too supported his view point. Mr Mukesh Zombade Treasurer of the MC told that the issue was being regularly and strongly taken up with the manufacturer with whom our contract of AMC continues. A team of their senior persons too had inspected all the lifts and taken action .Still many times problem of jamming of doors is being faced. This issue still remains under follow up with them.


Situation and status about Schinder lifts has also been explained in the report already circulated to all the residents.

Meeting ended with a vote of thanks to the chair.


CC Circulation amongst all residents

Copy to RCS for kind information

For The Printers C GHS Ltd


Secretary

For The Printers C GHS Ltd.


Treasurer

For The Printers C GHS Ltd.


President