AIR FORCE AND NAVAL OFFICERS CGHS LTD

PLOT NO.11, SECTOR-7, DWARKA, NEW DELHI-110075
(REGN NO.477/80)

Website-www.afnocghs.com
Email-afnoenclave@gmail.com
Ph no.01145718577

AFNO /025

15th October 2026

MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 15th OCOTBER 2026 AT 11.00 HRS AT SOCIETY OFFICE (SL NO. MC /2026-2029/03)

1.0 The meeting was chaired by Gp Capt Nataraj Paul (Retd) President MC and attended by members of MC. Agenda points were discussed and decision taken are appended below:-

2.0 **ENDORSEMENT OF NAME IN THE SHARE CERTIFICATE.** Wg Cdr PS Luthra S/o Sh. G.S Luthra owner of Flat no.347 submitted an application of endorsement of his wife's name in the share certificate. He had purchased the flat in the year 2002. He applied for membership rights in the year of 2008. He had also produced the documents like: GPA. By an oversight from MC his wife's name was not included in the share certificate. The Secretary has scrutinized the documents submitted by the applicant and same were found these to be in order.

DECISION. The point was discussed in the meeting and endorsement of his wife name in the Share Certificate was approved.

3.0 **APPOINTMENT OF ELECTRICIAN (SHRI. DILIP KUMAR (UID NO.8323 7531 7502) (SON OF SH. GURU PRASAD RESIDENT OF PLOT NO.39, AND 42, RAKSHA ENCLAVE, MOHAN GARDEN, UTTAM NAGAR, POST OFFICE D.K MOHAN GARDEN, DIST. WEST DELHI, DELHI-110059).** Gp Capt Vidya Sagar Gandhi Member MC has recommended induction of a fourth electrician named Dilip Kumar, who is presently working in Vidya Sagar Apartment, Sector-6, Dwarka. He was interviewed by Secretary and Electrical Member. He was to found to he is experienced but not ITI pass out and will be able to handle routine electrical related works. He is presently drawing Rs.15000/- per month in the current society Vidya Sagar Apartment, Sector-6, Dwarka. Gp Capt Vidya Sagar Gandhi Member Electrical, has recommended a monthly salary of Rs.15500/- per month. The appointment is provisional for six months subject to the following conditions:-

(a) He will be on duty as per society norms with one weekly off.
(b) The employee will be under probation for 6 months. At the end of six months if his performance is found satisfactory, his services will stand

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automatically regularized at a salary of Rs.15500/- per month and further Terms & condition as per standard norms of employment for other electrician.

(c) Other terms and conditions will be same as for the Electrician staff presently deployed.

(d) He will work under the supervisory control of Estate Manager and Officer-in-charge Electricity Management.

4.0 REPLACEMENT OF HT PANELS WITH NEW TECHNOLOGY it was discussed that the current HT Panels are 28 years old. It was opined by Member (Electrical) that 11 kV Oil Circuit Breaker (OCB) can technically be installed inside a building, but it is strictly regulated, heavily discouraged, and has largely obsolete part being old technology. Modern electrical safety standards strongly favor replacing OCBs with Vacuum Circuit Breakers (VCBs) or Gas Circuit Breakers (SF6) for indoor medium-voltage environments. If we have to install or continue operating an existing 11 kV OCB inside a building, it must comply with stringent national electrical codes (such as the Central Electricity Authority or National Electrical Code regulations) due to fire and explosion hazards. It is worthwhile to mention that HT panel has five OCB's (oil circuit breakers).

DECISION. A BOO is to be ordered with Air Cmde JK Thakur – Presiding Officer and Gp Capt Vidya Sagar Gandhi, Rep MC and submit proceedings to decide on replacement of the HT panel.

5.0 UP-GRADATION OF LT PANELS. LT . LT panels are 28 years. New LT Panels cost approx. Rs.48 lakhs (for 2 panels). It was suggested to modify ACB. The cost of modification of 6 ACBS is Aprox Rs.20 lakhs, but is in advisable to change the full panels with new advance technology.

Decision. MC Recommends that we should change the panels with new technology at a later date, after completing the job of changing the HT panel. The issue will be studied further. All laid down procedures are to be followed for transparency and accountability on house approval of BOO recommendation.

6.0 OPENING OF ROOF TOPS. The necessity of opening of the roof tops as per mandatory requirement of emergency fire exit route was discussed and it was confirmed by the Secretary and Member Electrical that the necessary precautionary measures have been put in place.

DECISION. President decided that the roof tops will be opened soon with a precautionary notice to be issued by him on email, official/general what's App group for information of society members and cautionary Notices.

7.0 GUEST HOUSE ASSETS The present window AC fitted in the guest rooms are very old, making noise and consuming too much of electricity, it is therefore planned to replace them to split AC, as part of overall improvement to bring up the guest house.

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Further It was decided to purchase two 32" LED TV in Brahmaputra / Narmada since there is no TV placed in these rooms.

DECISION. MC decided to replace the three split AC in all three rooms and also purchase of two 32" LED TV Fitted in the rooms. The budget has already been approved in the AGM on 06.09.2026 for guest house upgrade.

8.0 DISCUSSION ON AFNOE OFFICIAL GROUP. Vice President suggested that all MC members should be ADMINs as per earlier practice, in AFNOE Official what's App group. He explained the need and requirements of the same. President However, was of the opinion that the society matter going into the AFNOE Official What's App group should be placed only by the Secretary. Therefore, President was of the opinion that Secretary only should be the admin of AFNOE Official what's App group. President wanted to take the matter to SGM for decision, if required. However, the Vice President intimated that all MC members should be admin of the AFNOE What's App group as mandatory and smooth functioning as per rule 60 of RCS. The President opined What's App does not come under RCS Act / Rules.

DECISION. The President opined that further discussion on this matter may be held in abeyance . The Vice President wanted it to be postponed to the next MC meeting.

9.0 REPRESENTATION RECEIVED FROM GP CAPT IM DHAMMI, FLAT NO .473

It is long pending issue since 2023, the grievance of the Octogenarian member has not been addressed to his satisfaction by previous MC. The matter was discussed by MC in detail and to maintain harmony and peaceful living in the society. MC decided to give him an opportunity to speak in subsequent SGM as the SGM planned for 25.10.2026 has many point from MC and society agenda points expected.

DECISION. It was decided that a letter be given to Gp Capt IM Dhammi in this regard that an opportunity would be given to him to bring out his points in subsequent SGM.

10.0 REDUCTION OF RENT FOR GROCERY SHOP. The present Mirch Masala shop is being run under the guidance of Gp Capt PK Agnihotri, Vice President. He has suggested many improvements in the shop by giving range of items and better service, the sale of the shop is not up to the mark and unable to sustain to continue with the operation of the shop. Shop operator requested to MC for reduction of rent from Rs.10000/- to Rs.5000/- per month as he unable to make any profit by sale as promised by past MC. The MC deliberated on the issue and in the interest of majority of people, the MC decided to reduce the rent for six month on a temporary basis and review the sale status by Mr Manoj Kumar, the current person running the Mirch Masala shop.

DECISION. It was decided to reduce the rent to Rs.5000/- per month and review the same upward after six months if considered appropriate. The fresh lease is to be signed between the lessor and lessee.

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11.0 **WEEKLY OFF FOR SOCIETY OFFICE**. The matter was discussed that there are lot of working residents they have requested opening of society office on Sunday for sorting out various matters. In the interest of residents, it was decided to keep Monday as the society office weekly off in place of Sunday.

12.0 There being no further points the meeting came to a close at 1300 hrs.

Gp Capt PV Singh
Secretary

(on leave)
(Mrs. Jayanthy Aiyar)
Member MC

Mrs. Urvashi
Member MC

Wg Cdr Balraj Pahuja
Member MC

Gp Capt Vidya Sagar Gandhi
Member, MC

Gp Capt PK Agnihotri
Vice President, MC
15/10/26

Gp Capt Nataraj Paul
President, MC

Distribution:- As per SOP.

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Note of dissent by VP on MC Meeting Point No 8 on Operation of AFNOS official by all MC Members as Group Admin

Presently on an autocratic instruction by President, the gp Admin operation was restricted only for Secy without even discussion & approval in MC. Same is not as per SOP and considered not appropriate or legal. The operation of official group should be restored for all MC members as Admin & Posts on approval/discussion in MC before individual MC Member posting as per their own profile/Area of allocated profile

Gp Capt
VP 15/10