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AFNO/025

MINUTES OF THE MANAGEMENT COMMITTEE MEETING **HELD ON 23rd SEPTEMBER 2025 AT 11.00 HRS AT SOCIETY OFFICE** **(SL NO. MC /2023-2026/57)**

1.0 The meeting was chaired by Air Cmde SB Prasher, AVSM, VSM President MC and attended by all members except Mrs Mamta Misra. Agenda points discussed and decision taken are appended below:-

2. CLEARANCE OF AGENDA POINTS FOR DISCUSSION DURING AGM ON

05.10.2025. The MC was apprised by the Secretary of the proposed agenda points to be discussed during the AGM to be held on 05.10.2025. The brief on the points is as follows:-

a. **ANNUAL REPORT.** The Annual Report would be presented by the President and would cover up the tasks undertaken since last AGM.

b. PRESENTATION AND PASSING OF THE BALANCE SHEET FOR 2024-25.

The Audit Report and Balance Sheet along with the related documents and schedules have been circulated to the members through website, e-mail, what's app and notice board. Hard copies are also available in society office for perusal as required. Members are requested to study the balance sheet (along with allied documents) and audit report and offer their comments and observations which will be duly addressed and responded by MC. Observations received from members are being studied and would be replied shortly.

DECISION. Approval of the house would be requested.

c. **BUDGET FOR NEXT ONE YEAR.** The budget for next one year as compiled by the Management Committee has already been put into public domain and no comments have been received from the members till date. The salient features of the budget are as follows:-



- i. Annual inflation have been catered for salaries AMCs and services while arriving at budgeted figures.
- ii. Legal expenses are expected to increase substantially due to ongoing court cases.

DECISION. Approval of the budget will be requested from the house.

d. **APPROVAL OF NEW ARCHITECT DESIGN FOR REGULARIZATION OF 3RD BEDROOM, STORE ROOM AND COVERED BALCONIES OF ALL FLATS.** The FAR which was 1.33 at the time of start of the construction of the society was increased to 1.67 during the construction time. This is why the 3rd bedroom and store were constructed at that time by our contractor. However this was not regularized by contractor as per required procedure. Only two bedroom design was approved on unitary basis by DDA for all 375 flats for AFNOE originally. As per Delhi High Court directive, and as follow up, meetings took place between DDA and MC and it was directed by DDA to engage an Architect and make new drawings showing the existing design including 3rd bedroom / store and covered balconies etc on unitary basis for all 375 flats. It was approved by SGM to employ an Architect and it was done. In addition it was also discussed with DDA to include community hall / guest house / MC office / grocery shop/ veg shop/ CSD canteen / both guard rooms and working rest room, since they are common facilities for all 375 owners. It is a mandatory requirement that such design has to be approved in AGM/SGM by majority of the members along with an affidavit by the President and with the list of members with their signature for which a ballot paper would be given to all members for their particulars and signature. In view of this requirement Management Committee appeal that maximum members to attend the AGM for approval of the design. This is the last chance for regularization of the 3rd bedroom, store and covered balconies. Once again MC appeal to the members to attend AGM in large number.

e. **FINANCIAL APPROVAL FOR UP-GRADATION OF CCTV COVERAGE TO OUR SOCIETY.** Approximate cost for up-gradation of CCTV coverage for our society would be Rs.10 lakhs

DECISION. Approval of the house would be requested for the expenditure.



f. **RESTORATION RETAINING WALL / PILLARS / PARAPET WALL REPAIR OF COMMUNITY CENTRE AND BASEMENT.** An inspection was carried out of the Pillars, retaining wall around community centre and in basement area by a qualified engineer. It was observed that extensive repair is required for ten pillars, retaining wall, lanter 50 feet by 3 feet, plaster and waterproofing of boundary wall. Approximate cost of such construction is Rs.10 lakhs.

DECISION. Approval of the house would be requested.

g. **REPLACEMENT OF UN-SERVICEBLE NO.1 TRANSFORMER IN OUR SOCIETY.**

One of the transformers (No.1) requires replacement as it has become unserviceable due to coil burn. Approximate cost of a new transformer would be Rs.10 lakh. The old transformer would be sold at an approximate price of Rs.3.5 lakhs to 4 lakhs on highest bidding by vendors.

Decision. Approval of the house would be requested for purchase of new transformer at a cost of Rs.10 lakhs on not exceeding basis.

h. **APPROVAL FOR ADDITIONAL AREA FOR WATERPROOFING OF ROOF TOPS.** Four passages and two blocks of lift area 1190 square feet in each block was not taken into consideration while calculating the cost of waterproofing of roof tops. Total area is 1190 X 6 blocks = 7140 square feet. Total cost is approximately Rs.4,10,000/-.

DECISION. Approval of the house would be requested.

3.0 **FORMATION OF A HOUSE APPOINTED ADVISORY COMMITTEE.** The point has been submitted by 38 members for inclusion in the agenda. However such a committee cannot be appointed by AGM as there is no provision for the appointment of such committee either in the DCS Act 2003 and DCS Rules 2007 or bye-laws. Rule 106 (10) is reproduced below:-

"Any other organization such as Resident Welfare Association or Apartment Owners Association, by whatever name it may be called shall not be allowed to control or participate in the management of Co-operative housing complex. However the committee of the co-operative housing society may set up sub-committees consisting of member and nonmember to assist the committee in the management of the complex of the cooperative housing society".



Moreover a letter has also been written to Registrar co-operative society for clarification on the above subject.

Decision. Point not be included in the agenda for AGM.

4.0 APPROVAL FOR SUB-COMMITTEE FOR PROCUREMENT OF 800 KVA TRANSFORMER.

Presiding Officer - **Surg Commodore (Dr) VK Puri**

Member - **Gp Capt SK Chauhan**

The committee would study the requirement for replacement of transformer no.(1) in our society and would submit the report by 30th September 2025.

5.0 There being no further points the meeting came to a close at 1 pm.

ATTENDED BY


(Mrs. Shobha Garg)
Member MC

(on leave)
Mrs Mamta Misra
Member MC


Gp Capt S K Chuahan
Vice-President MC


Surg Cmde (Dr) V K Puri
Secretary

Wg Cdr Balraj Pahuja
Member MC


Air Cmde SB Prasher, AVSM, VSM
President MC

Distribution:- As per SOP.

