



No. EC MEETING/2012-14

Dated: 28-11-2012

**Minutes of the 7<sup>th</sup> Meeting of Executive Committee of  
KV-II AOA held on 28/11/2012**

Secretary AOA had invited all the Executive Members of KV-II AOA for the 7<sup>th</sup> EC meeting on 28/11/2012. Agenda items were circulated separately to the Members. List of Members who attended the meeting is attached herewith.

At the outset, the President welcomed all the Members for the 7<sup>th</sup> meeting of the Executive Committee Members and thereafter requested the Secretary to take up the agenda items. Secretary first briefed all the members about the various actions taken by the AOA in the recent past. He informed the members that cleaning of all the tanks have been completed as per the schedule. He also informed the members that the opening of CGHS Dispensary is also being actively pursued and very soon the formalities for renting out the CC-II for the purpose will be completed and the building will be handed over to the CGHS for partitioning work etc. He also informed the members that JMR cable has, as an interim measure deposited an amount of Rs. 1.0 lakh towards the pending dues for the last many years.

The details of the decisions taken on various other matters as per the agenda items are as below.

**1. Confirmation of the Minutes of the 6<sup>th</sup> EC Meeting :**

The Minutes of the Meeting of the 6<sup>th</sup> Executive Committee Meeting held on 07-10-2012, the draft copy of which was already circulated to the members on their e-mail, were confirmed by the EC.

**2. Fixing of Unit Rate for DG Backup to Shops & Banks:**

The matter for fixing the unit rate for DG Backup to shops & banks was referred to the Electrical & Lift Committee in the last EC meeting. The committee has examined the proposal and recommended that the rate for the DG Supply backup to shops/bank be fixed @ Rs. 8/- per unit.

EC approved the proposal for charging the DG essential supply from the shops/bank @ **Rs 8/- per unit**. For this purpose, Electrical Department has been requested to submit the meter reading to the office on the last working day of the month, so that bills could be prepared by the office for receiving payment from the shops/bank. These rates are valid till the same is revised by the EC in future.

**3. AMC of Thyssen Krupp Lifts :**

The AMC of TK make lifts (total 27 numbers) expired on 31.10.2012. The firm had submitted a quotation after 10% enhancement in its rates over the rates of previous year. The existing rate was Rs. 24640/- + S.Tax upto 31.10.2012. Their quotation was Rs. 27,104/- +S.Tax for the period of 01.11.2012 to 31.10.2013.

The firm was called two times for negotiating on the service quality as well as the rates. After the negotiations, the firm has now agreed to undertake the AMC by annual increase of only 8% as compared to their previous offer of annual increase of 10%, for the AMC of two years, i.e. from 01.11.2012 to 31.10.2013 & 01.11.2013 to 31.10.2014. The rates for the two periods will be as below.

- From 01.11.2012 - 31.10.2013 - @ Rs. 26,611/- + S.Tax
- From 01.11.2013 - 31.10.2014 - @ Rs. 28,740/- + S.Tax

These rates have been approved by the EC. The agreement is therefore being signed with the Thyssen Krupp accordingly. It was also informed by Mr. K.K.Rao, i/c Electrical & Lift that the firm has also agreed now to post staff of their company for most of the period during day time for looking after the TK lifts' complaint. The firm has also given a **24x7 call centre number (1800 102 8500)**, and requested the residents of the affected blocks to make a direct complaint to this toll free number, apart from lodging in the complaint register kept for the purpose in the AOA office. These numbers are being displayed prominently in the lift cars of Thyssen Krupp make lifts also.

**4. Approval for the additional payment for repairing of DG Set No. 2:**

Shri K.K.Rao i/c Electrical & Lift informed the members that as per the approval of EC in its 2<sup>nd</sup> meeting held on 02/06/2012, sanction of an amount of Rs. 1,88,031/- was accorded for major repair of DG Set No. 2. The DG has been repaired and is working O.K. for the last two months. However some additional essential items were required to be replaced after the opening of the DG Set. These additional items were very essential and play crucial role in the performance and safety of the DG Set and include thermostat, LLOP, HCT, WT gauge, Flexible pipes etc. The firm was therefore permitted to replace these items also at the time of major repair. Total cost of these additional items is Rs. 19,735/-. The firm has yet not been paid any amount. Mr. Rao, proposed that this additional amount may please be sanctioned by the EC.

EC approved the proposal and accorded revised ex-post facto sanction of Rs. 2,07,766/- for payment to M/s Delhi Power Services for the said work.

**5. Approval of Rates for purchase of various electrical items:**

Shri K.K.Rao i/c Electrical & Lift informed the members that the market survey was conducted by the purchase committee and Electrical & Lift committee members for taking the rates of various items of frequent use such as T/L, Bulbs, MCCB, and Switches etc. etc. It is proposed that routine purchase of these items will be made as per these rates.

The rates were approved by the EC.

**6. Vetting of Expenditure for the months of October 2012:**

The provisional expenditure statement for the month of October 2012 was presented by the Treasurer for vetting up by the EC members. After detailed discussions and clarifications, the expenditure for the month of October 2012 was approved by the EC.

It was also informed by the Treasurer that as per the decision of the 6<sup>th</sup> GBM and the 6<sup>th</sup> EC Meeting, the FD maturing in OBC for an amount of Rs. 66,74,285/-(including interest) was utilized for clearing OD payment of Rs. 54,58,154/- to SBI. The balance amount of Rs. 12,16,131/- was utilized for **reinvestment in the form of FD for an amount of Rs. 13.5 Lakh with the OBC Bhangel @9%per annum for one year**. The members were also apprised that with this payment, **now there is no liability of the AOA towards any bank, as all the ODs have been cleared**.

**7. Reinvestment of various FDs:**

Shri Nagendra Singh, Treasurer informed the members that one FD is maturing on 30<sup>th</sup> November 2012. Four FDs are maturing in the month of December 2012. He informed that all these FDs need to be re-invested. The EC authorized the Treasurer to reinvest all these FDs either in OBC or SBI Banks on merit basis after withdrawing the 50% interest amount as per the earlier GBM decisions.

**8. Approval and sanction for Misc. Purchase/works:**

The Secretary sought the approval of the EC for the following purchases and works which were required to be undertaken on urgency basis and were beyond the powers of Secretary/President. These are:

- a) **Expenditure of Rs. 25,000/- for replacement of gate valves in the i/p side of underground water tank of phase III.** As reported by Shri V. Srinivasan, i/c Water & Fire Fighting, the two gate valves in the input side of the underground tank of Phase III were not working for more than last one year. The replacement of the valves had become necessary in view of the underground water tank cleaning schedule. It was therefore decided to get it replaced by the expert agencies. The agencies were contacted and after negotiations, M/s Vijay Construction Co., Noida was awarded the work at the rate of Rs. 25,000/-.
- b) **Expenditure of Rs. 6,000/- for repairing of main water line damaged near golchakkar at Gate No. 2.** As reported by Shri V. Srinivasan, i/c Water & Fire Fighting, the main water line near the *golchakkar* at gate no. 2 was damaged and needed the expert for repairing the same on urgent basis. M/s Vijay Constructio Co, Noida was called for the said work and awarded at a rate of Rs 6000/-.
- c) **Expenditure of Rs. 7,000/- for repairing of submersible pump near Gate No. 2.** As reported by Shri V. Srinivasan, i/c Water & Fire Fighting, one submersible pump near gate no. 2 is not working. The same was inspected and it required urgent rewinding. Based on market survey basis, M/s Charan Singh, Noida was awarded the work at a rate of Rs 7000/-.
- d) **Expenditure of Rs. 5,080/- for purchasing of various plumbing items for community centers.** As reported by Shri V. Srinivasan, i/c Water & Fire Fighting, few sanitary fittings installed in the community centers were either damaged or stolen over period of time. These need replacement. For this purpose, various plumbing items were purchased from market on market survey basis form M/s Bansal Trading Company, Bhangel. Total expenditure i/c VAT was for Rs. 5080/-.
- e) **Expenditure of Rs. 14,325/- for purchasing of lighting items on the occasion of Diwali.** It was felt necessary to purchase various ladis, light ropes, wires etc. for decorating the gates and community center of KV II on the occasion of Diwali. For this purpose, survey was conducted by the members of purchase committee along with other EC members. Based on the market survey basis, the purchase was made from M/s Mukesh Aggarwal Electricals Mayur Vihar Phase-III at the best possible rates. Total expenditure involved on these purchases was Rs. 14,325/-.
- f) **Expenditure of Rs. 10,000/- for purchasing of Sweet gift packs for the staff of AOA and others on the occasion of Diwali.** As per the practice followed during previous years, this year also, it was decided to distribute sweet gift packs to all of the staff of AOA and other people as a PR gesture. For this purpose, survey was conducted by the members of purchase committee along with other EC members. Based on the market survey basis, the purchase was made from M/s Shyam Prabhu Ji Store, New Kondali Delhi at a very reasonable rate. Total expenditure involved on these purchases was Rs. 10,000/-.

EC accorded the ex-post facto approval and sanction for all the above expenditures.

#### **9. Auction of Shops:**

Secretary informed the members that Auction notice for Shop No. 1, CC-II were issued twice, but nobody has shown the interest for taking this shop on rent. The Reserve price was fixed for these auction notices as Rs. 18,000/- per month. It was proposed by various members to reduce the minimum reserve price. After lots of discussion, it was proposed to **reduce the minimum reserve price from Rs. 18,000/- per month to Rs. 15,000/- per month.** The EC approved the proposal and asked the Secretary to issue the fresh notice for auction of the said shop at the earliest.

## **10. GBM and Revision in Monthly Subscription Charges:**

Secretary informed the members that as per the decision of EC, GBM is being scheduled in the month of January 2013. For this purpose, the preparation of budget and GBM Booklet is under process. Discussions were held on the various agenda points to be included in the GBM. After taking the feedback from the members, Secretary proposed to hold very soon an exclusive meeting on GBM matters of EC Members for detailed discussion.

Secretary also informed the members that society has lots of maintenance problems, but due to financial constraints, the society is not able to attend these. New initiatives for improvement in various services and facilities to the residents can also not be taken up by the AOA, due to paucity of funds. He further informed the members that though after a gap of about 4 years, the subscriptions rates were revised w.e.f. 01/01/2012, but that increase is still not sufficient to properly manage the affairs of the Society. In the year 2010 as well as in the year 2012, the society had either to break the FD or to take overdraft (OD) for payment of water charges during the month of May in respective years.

The **present average income** from all the sources including the interest (50%) on corpus fund (FDs) is around **Rs. 20.0 Lakh per month**, whereas, the **average expenditure is more than Rs. 24.0 Lakhs per month**, which needs to be balanced by increasing the sources of income. Apart from this, the corpus fund of the AOA is almost stagnated. **The Corpus Fund as on 01.09.2009 was Rs. 3,46,87,547/- while it was Rs. 3,46,99,381/- on 27.11.2012 ( an increase of Rs. 11,834/- only in 3 years!)**. The depreciation on Fixed Assets of AOA on the other hand was Rs. 1,28,45,105/- in the year 2009-10, Rs. 1,09,66,199/- in the year 2010-11 and Rs. 93,46,698/- in the year 2011-12. That means each year the depreciation is around Rs. 1 Crore. **Total depreciation on the common fixed assets of the AOA till 31.03.2012 was Rs. 10,68,81,159/-.**

It can be therefore said by considering all the above mentioned facts that though our assets have depreciated by more than Rs. 10 Crores, but corpus fund is not increasing in that proportion. The life of many assets such as water system, DG Sets, Lifts, Fire Fighting system etc. is going to complete in a couple of years, and we have to either invest heavily on their replacement or to incur higher expenditure on their maintenance. To get better and effective services, we all have to be prepared for increased expenditure on maintenance. We have also to avoid situations wherein AOA is forced to utilize the corpus fund of the society for managing routine expenditures. In this situation, **the deficit of Rs. 4 lakh per month is not a healthy sign.** We therefore need to find out the ways to increase the revenue of AOA and the option left in the present scenario for the AOA is only to increase the rates of monthly subscription at the earliest.

For meeting the above objectives and especially to remove the deficit of around Rs. 4.0 Lakh per month, the Secretary proposed for the revisions in the monthly subscription rates from the members in accordance with the powers given to the EC vide Para 67(b) of AOA Bye Laws, as per following details with effect from 01/01/2013.

Type of Flat	Present Subscription up to 31/12/2012	New Subscription from 01/01/2013 onwards
Type - A	Rs. 600/-	Rs. 750/-
Type - B	Rs. 675/-	Rs. 850/-
Type - C	Rs. 750/-	Rs. 950/-
Type- C <sub>1</sub>	Rs. 825/-	Rs. 1050/-

Due to this increase in the subscription rates, **an additional amount of Rs. 4,13,400/- is expected per month.** After lots of discussion and clarifications all the members of EC approved the proposal to revise the subscriptions rates w.e.f. 01/01/2013.

### **11. Review of Security Services :**

Shri S. K. Srivastava, Addl. In-charge Security Deptt had given an agenda for discussion on Security Services in the society. Shri Srivastava informed that the agreement with the present security agency is going to expire in the month of March 2013. In his agenda, he had also mentioned that the quality of the guards and the services in general are not found to be satisfactory. Recently there have been serious negligence on the part of the security agency, and despite repeated warnings the agency has not improved its performance. He had therefore requested the EC to grant in principle approval for identification of new security agency after following due process.

The matter was discussed in detail in his absence. Shri S. C. Sachdeva, I/c Security and Vice President also endorsed the views of Mr. Srivastava. Recent cases of thefts reported in the complex were taken very seriously by all the members. Shri S. C. Sachdeva also emphasized the need for fresh call of tenders and/or survey for selecting a new agency. He also praised the efforts of the President in the management of security affairs of the society and requested him to continue to do the same.

The EC thereafter approved the in-principle approval for calling of tenders/survey for selecting new agency after following all norms and procedures.

### **12. Fiber connectivity in the complex:**

The Secretary informed the members that there are few firms offering the fiber connectivity for the complete complex including the individual houses. These firms will offer the broadband and other value added services on the monthly charge basis. The intercom facility (on monthly payment basis) from each individual flat can also be clubbed with this arrangement, so that all the residents are connected from the essential places such as gates, substations, service rooms, society office and between all flats. Secretary also informed the members that the installation of intercom in lifts, which is very - very essential, will also be possible if the fiber connection is permitted. He also intimated the members that discussion is going on, and based on the merit, technology and ease of installation and operation, suitable proposal will be put up in the EC for further approval and implementation.

All the members welcomed the move and asked the Secretary to continue with the negotiation and maximum mileage may be taken from the firms in the best interest of the society.

### **13. Balance Payment to M/s Akal Reliable Securitas Pvt. Ltd. For CCTV:**

Shri Devesh Kumar, i/c Office Automation & Website Deptt. raised an additional agenda with the permission of the chair for approval of the EC for balance payment to M/s Akal Securitas for installation and commissioning of Optical Fiber based customized CCTV System at KV II. Shri Devesh informed the members that the balance incomplete work that was pointed out by the Committee in the month of May/June 2012 has now been completed by the firm. The measurement for laying the cables has been properly done and as per the measurement carried out by the society, **total payment admissible to the firm for the complete work is Rs. 3,46,257/- only, against its claim of Rs. 3,65,213/-.** Out of this amount, **10% payment is to be released after completion of one year from the date of installation. This amount is Rs. 34,626/-.** Total amount against 90% payment due to the firm is Rs. 3,11,631/-. Out of this, an amount of **Rs. 2,16,370/- has already been paid** to the firm against their two bills. Thus the **balance payment due to the firm as on date is Rs. 95,261/- only.** He sought the sanction of EC for payment of Rs. 95,261/- to M/s Akal Securitas.

EC accorded the necessary sanction.

**14. Cleaning of Overhead and underground water tanks at 6 months interval:**

Shri V. Giridharan, EC member raised an additional agenda with the permission of the chair for cleaning of the underground as well as overhead tanks at an interval of six months instead of the existing policy of cleaning on annual basis. He pointed out that the cleaning of tanks after one year is not very successful because of the poor quality of water received from Noida authority. The matter was discussed in detail and all of the members also raised serious concern on this matter. After discussion, the consensus was made for bi-annual cleaning (six monthly) of only underground water tanks, while keeping the existing policy of annual cleaning of overhead water tanks.

**EC therefore approved the proposal for six monthly cleaning of all three underground water tanks and annual cleaning of overhead water tanks.**

Shri V. Srinivasan, i/c Water Deptt. was accordingly requested to make the timely proposal for cleaning of underground tanks in the month of March/April 2013.

**15. Augmentation of street lighting arrangement:**

The President pointed out that there are dark pockets at various places in the complex. These are on the roundabouts, main roads, parks etc. Many residents have also complained about the same. There are great chances of accidents in such places during night. These places therefore need to be provided with extra lighting arrangements. Matter was discussed in detail and it was decided to have a proper study. Shri K. K. Rao, i/c Electricity has been therefore requested to study and prepare the plan and submit the proposal to the EC for its approval in subsequent meetings.

Thereafter, meeting ended with vote of thanks to the chair.

**(D.P.SINGH)**  
Secretary

Copy to:

1. The President/EC Members
2. Notice Boards/Website Deptt for uploading on the KV II Website <http://noidakv2.org>

**List of Participants in the 7<sup>th</sup> Executive Committee Meeting of KV-II AOA Held on 28-11-12**

<b>Sl. No.</b>	<b>Name</b>	<b>Post Held</b>
1.	Shri Om Prakash	President
2.	Shri S.C.Sachdeva	Vice President
3.	Shri D.P. Singh	Secretary
4.	Shri Nagendra Singh	Treasurer
5	Shri K.K.Rao	Executive Member
6.	Shri Devesh Kumar	Executive Member
7.	Shri S.K. Mandal	Executive Member
8.	Smt. Renuka Rajgopal	Executive Member
9.	Shri V.Giridharan.	Executive Member
10.	Shri V. Srinivasan	Executive Member