



Amrapali Village Residents Welfare Association

Amrapali Village, Gyan Khand-II, Kaala Patthar, Indirapuram

Ghaziabad-201014 (U.P.) # Registration Number: I-52637 / 2009

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MINUTES OF GENERAL BODY MEETING HELD ON 26TH JANUARY 2016

The General Body Meeting (GBM) of the Amrapali Village Resident Welfare Association (AVRWA), Indirapuram, Ghaziabad was scheduled for Sunday, the 26th January 2016 at 3:00 PM in the Central Park of the Society. Notice in this regard was issued on 8.1.2016 and widely circulated in the society through social media and website as well as on notice boards. Due to the quorum was not completed till scheduled time; the time of meeting was adjourned for half an hour. Later, the adjourned meeting was started at 3:45 PM in the presence of members of AVRWA.

Shri Atul Tandon, President, AVRWA welcomed all the members present and shed light on the policy, practice and activities of the Association. He said that AVRWA wanted to bring about overall improvement in facilities such as cleanliness, road light, security etc. He briefly enumerated various activities done by AVRWA. The President then asked Sh. Bharat Bhatt, Vice President and Shri Maheshwaran Nair, General Secretary to start the discussion. The agenda wise discussion is as under:-

(I) **Approval of the Minutes of last major Residents' Meetings held during last six months.**

All the members were informed about the main points discussed during the major residents meetings in last six months. All the activities of AVRWA were informed including fire incidents and Navratri functions in the society. Members were informed about the letters issued to Ghaziabad Development Authority (GDA) and fire departments after the fire incidents. Since all the decisions were welfare oriented of residents of the society, it was decided unanimously to approve all the major decisions by GBM.

(II) **Handover of Maintenance letter to AVRWA by Amrapali Group and our response thereon**

The members were informed that in response to the letter dated 25.12.2015 regarding offer the maintenance and security to AVRWA by the Builder, AVRWA has sent a suitable reply to the builder on 6.1.2016 regarding acceptance of their offer subject to completion of certain pending works as well as other formalities as mentioned in the letter. The General Secretary has also informed that AVRWA has also informed the matter to GDA with request to issue necessary instructions to the builder i.e. Amrapali Group to complete the pending works as well as other formalities before handing over maintenance. It was also conveyed to GDA that the takeover process of maintenance and security of the society from Amrapali Group to AVRWA may be completed under the supervision of GDA.

(III) **Reservations raised by AVRWA against the Deed of Declaration (DOD) in GDA**

The members were informed that on 26.12.2015, AVRWA filed an objection against the DOD of the society, submitted by builder in October 2014 before GDA. It was informed to GDA that an unregistered, incomplete and defective Deed of Declaration has been filed in respect of Amrapali Village Residential Group Housing society by the builder. GDA has been requested that a proper verification may be carried out to remove the defects of DOD and the measurement of all the common areas, limited common areas, independent areas and parking spaces may be done by a suitable agency or registered Architect. Some members informed that differences have been observed in the measurement of covered area of flats mentioned in Sale Deed and Deed of declaration. As such, the residents were requested to check sale deeds of their flats and compare the covered area and other measurement with DOD so that it could also be brought into the notice of GDA with a subsequent letter.



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(IV) Removal of Garbage Dumping Yard

The problems faced by the residents due to the Garbage Dumping Yard adjacent to the society were discussed. The members were informed that AVRWA is consistently pursuing the matter with GDA and other State/ Central Govt. Departments. It was also intimated that the matter has also brought into the notice of Prime Minister Office and Chief Minister, UP. PMO has asked the state Govt. to look into the matter and inform the action taken in this regard. Recently, Chief Minister of UP was conveyed to take appropriate action in this matter and CM office has informed that the matter has been forwarded to Principal Secretary, Urban Development Department for action. In this regard, the work done by Federation of AOA of Ghaziabad was also appreciated. It was informed that the members of Fed AOA met with VC, GDA on 1.1.2016 and requested him to resolve the issues as soon as possible. Further, it was informed that as all the remedies have been taken by us, we are in the process for taking the issues before National Green Tribunal for judicial remedy.

(V) Enhancement in membership charges and Contribution from members for legal charges

The fund deficit in AVRWA was discussed. General Secretary informed that although AVRWA has reserved fund with it, but that fund should not be utilized frequently. The membership charges are so meagre that we are not able to manage any type of activities with free mind. Funds are also required to meet welfare activities like celebration of festivals, expenses in visiting Govt. department for liaisoning, speed post, legal advice etc. It was decided that a contingency fund may be raised by way of contribution and all the members were agreed that Rs. 500/- from each members may be contributed and the same may be utilized in emergency circumstances only. Further, the residents was informed that AVRWA has adopted the Model Bye-laws under the UP Apartment Act, which stipulates that every apartment owner are by default the member of the Residents Welfare/Apartment Owners' Association. However, they should pay the entrance fee of Rs. 1000/- (One thousand only) for enrolment to be a member. Since the present membership fee is Rs. 10/- only, some of the members suggested to continue the present subscription in view of the fact that the maintenance in the society was being looked after by builder but some objected this theory and questioned how the activities of RWA will be managed without the fund in hand, if builder handover the maintenance suddenly. So, some fund should always be kept with us as reserve fund. Finally, it was decided that we may take the entrance fee as Rs. 500/-from new members, which will be applicable after the current financial year. Till then, the present subscription fee may be continued.

(VI) Fixation of all type of vendor charges in the society.

After recent incident of maids in the society, it was decided in the weekly residents meeting on 17.1.2016 that uniform charge may be fixed by AVRWA for maids, washing of clothes, washing of vehicles etc. as done in some societies in proximity. It was informed to the members that some lady members are preparing a draft in this regard and as soon as the same prepared, a guideline may be issued.

(VII) Measures for tightening Security and safety in society:

The members were informed that the builder was requested on 13.12.2015 to tighten the security arrangements of the society. In response, the builder, instead of tightening the security arrangements in the society offered us to transfer the security and maintenance of the society to AVRWA. However, we again reiterated them that the security arrangements of the society may be tightened till the completion of the process. Rash driving of vehicles by some of the residents and other vehicles into the apartment premises was also discussed. It was decided that guidelines for security team and Maintenance to be made for better implementation till the handover of maintenance by the builder and shared with them. All the members appreciated the professional approach of AVRWA.



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(VIII) Appointment of Internal Auditor

It was informed to the members that the Internal Auditor may be appointed soon.

In addition to above, it was informed that the Elected Body members in its meeting held on 16/01/2016, decided to remove one of the members of managing committee of AVRWA with immediate effect due to certain indiscipline and indecent behaviour and also to protect the activities of AVRWA. It was also decided to consider inclusion of one lady member of WGC to the managing committee till fresh elections. The General Body of AVRWA ratified the decision of its Elected Body unanimously. Thereafter, the general body decided that Ms. Ivy Prakash of Flat No. LH1402 may be included into the managing committee in place of the removed member till remaining period of present committee.

Some of the members raised the issue of Ganga water connection in the society. After discussion, it was decided that a committee led by Mr. Santosh Bahuguna may see the issue with coordination with maintenance department of the society. The commercial activities and PG accommodation in the society was also discussed and the members were informed about the correspondence sent by AVRWA to the builder in this regard. At last, the chairman informed that since the present term of RWA has been expired and due to certain problems and incidents in the society, the election was not held in time for this year. He informed that fresh elections to the association may be proposed in the first quarter of next financial year as per the bye laws of UP apartment act. As such, it was decided that the present term of RWA functionaries can be extended till the proposed elections in April-May 2016.

It was suggested by some of the members to form different committees like security, cultural, sports and coordination etc. to manage all activities in efficient way. The suggestion was appreciated and accordingly it was decided to form such committees and members were requested to volunteer for the said committees.

In reply to observations, the President, Mr. Atul tandon explained in detail about cultural activities and why they are held occasionally on the campus, status of the court case, transparency in A/cs and conduct & dealing of AVRWA officials. He expressed his oneness with members in dealing with autocratic behavior of a maintenance official, for which the above mentioned panel has been formed. As in the past year, this year also he said the AVRWA proposes to hold a number of cultural and reformative activities.

The meeting ended with a vote of thanks to the chair.

(Atul Tandon)
President, AVRWA

(Maheshwaran Nair)
General Secretary, AVRWA