

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Management Committee

Parveen Wadhwa
President
9810502085

Arun Jhamb
Vice President
9811740774

Jatin Mittal
Secretary
8285670220

B.C. Bhatt
Treasurer
9868089188

Aloke Bikash Bhattacharjee
Member
9891906472

Ms. *Neena Aluja*
~~Member (W)~~
9891264830

Ms. Shashi
Member (W)
9051260805

Ref. No.....

Date

CCGHS/SGBM/2025-26/

15.05.2025

E-MAIL/SPEED POST/HAND DELIVERY/WHATSAPP CHINAR MEMBERS GROUP (WHATSAPP)

Dear Member,

Reg: Minutes of Special General Body Meeting held on 11th May, 2025

Please find attached the Minutes of Special General Body Meeting held on 11th May, 2025 for your perusal, reference and records.


(Jatin Mittal)
Secretary

Encls: As above

c.c. : Asstt Registrar (Section-II),
Office of the Registrar of Cooperative Societies,
Old Court Building, Parliament Street,
New Delhi - 110001

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MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 11/05/2025

The meeting of Special General Body commenced on 11/05/2025 at 9.30 a.m. at Society premises (Community Hall) but since the quorum of the House was not completed till 10 a.m., the same was adjourned for fifteen minutes and was re-commenced at 10.15 a.m. at the same place when no quorum is required.

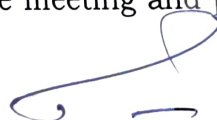
The agenda of the Special General Body Meeting already circulated vide Notice dated 02.05.2025 is as under:

1. Confirmation of minutes of last Special GBM held on 23rd February, 2025.
2. Discussions on Corpus Fund
3. Discussions on monthly water bills received by the Society.
4. Floor Area Ratio (FAR) - Taking up FAR Expansion Project & Way Forward: Discussion and Decisions in regard to finally appointing Architect (out of the three) as well as the next steps for the project, including:
 - Steps for Statutory approvals from concerned authorities
 - Timelines
 - Other relevant matters

The Secretary welcomed all the present members in the Special General Body Meeting and informed the House the purpose of convening Special General Body Meeting to take up the issues as per above circulated agenda. Thereafter, he requested to the President to initiate further proceedings.

The President welcoming all the members informed the House that through this Special GBM, we have to make consensus on finalization of the name of the Architect to be engaged for moving ahead in the project. In this context, Shri Jaideep Aggarwal, Architect will be available in this meeting around 10.30 am and he will make the presentation of the entire project and will try to resolve all the queries/concerns/issues to be raised by the members.

Further, the House was informed that some of the family members who are present in the meeting are welcomed since the Agenda Item of FAR relates to the entire family but they will only be allowed to raise their voices when the enrolled members will be present in the meeting and put their signature being present in the meeting.



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Subsequently, the agenda-wise proceedings were initiated:

Agenda No. 1 - Confirmation of minutes of last Special GBM held on 23rd February, 2025

The House was requested to confirm the minutes of the last Special GBM held on 23/02/2025 if the same in order. Since no question was raised from the House it was unanimously with one voice adopted the agenda.

Agenda No. 2 - Discussions on Corpus Fund

The House was recalled to the resolution adopted by the House during Special GBM held on 08/12/2024 towards creation & building of Corpus Fund by contributing Rs.1000/- p.m. by each member for meeting out expenses in emergency with the condition that withdrawal should only be done with prior approval of House. It was also recalled that Automatic Rescue Device (ARD) be installed in all the lifts and it was assured to the House that the same will be done looking to the emergent situation.

Accordingly, the matter was discussed with the OTIS team and they installed the same after obtaining order from the MC with negotiated price of Rs. 12,74,824.15 (in 3 instalments) but the same are yet to be perfectly checked and after getting satisfactory installation report, the payment will be released and till date not even a single rupee has been released. For this purpose, the MC proposed before the House to release the payment, as and when demanded, from the Corpus Fund and the entire amount collected during current financial year will be used towards the cost of the ARD.

The House agreed that the discussion on emergency funds for which corpus fund was created must be tabled at the upcoming Annual General Meeting for FY 2025-2026.

The House adopted the resolution towards the agenda for use of Corpus Fund towards the cost of installation of ARD amounting Rs. 12,74,824.15.

Agenda No. 3 - Discussions on monthly water bills received by the Society

It was informed to the House that after regularization of Delhi Jal Board connection the first water bill was generated on 27th October, 2024



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amounting Rs.1,03,570/- for which a demand of Rs.1,000/- was raised from each member and the bill was paid. Since the bill amount was on higher side, the MC exercised to check any leakage, misuse and tried to control the usage of water and prior to that water pipelines at the roofs were got changed and the faulty meters were also got replaced but till time the MC is not in a position that every water meter is giving a clear picture and we came to know that there are some defects in installation of pipelines coming down from the roof exclusively for usage of common area but the same are somewhere connected to some flats also resulting in excess usage by the concerned flat. Accordingly, the exercise is still on to get the same rectified at the earliest so that every water meter gives a clear picture for actual consumption of each flat and common area. It was also informed to the House that latest water consumption details have been affixed on the side wall and the members can click the photo of the same and whosoever is not satisfied with the water consumption details may lodge the complaint at the gate and the same will be get checked from the plumber about the fault.

Further, it is informed to House that from 27th November 2025, the society received total six bills till date amounting to Rs.3,74,388/- and as per the calculation by the MC intends to raise the bills for those flats whose consumption is above 20 kls per month on pro-rata basis for six months wef 27/11/2025 and proposed the House to put the light as to how to proceed in this regard. During discussions, fruitful suggestions were shared by the members and at last, it was put up before the House as under:

1. that towards usage in common areas viz. toilets in B & D tower, community hall kitchen area, tap in garden, mandir and use by the car cleaners, a fixed charge of Rs.300/- per month per flat retrospectively ie from Nov 2025 bill to till date.
2. That monthly bills be raised on actual water consumption for each flat since the bills raised by the DJB on actual water consumption basis.

During further deliberations, Sh. Upender Dangwal recommended that house should consider a fixed amount per flat per month for common area water consumption charges to avoid administrative hassle for the MC, accordingly the MC proposed the House as under:

1. That towards usage in common areas viz. toilets in B & D tower, community hall kitchen area, tap in garden, mandir and use by car



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cleaners, a fixed charge of Rs.300/- per month per flat retrospectively ie from Nov 2025 bill to June 25 bill i.e. for 8 months in the July 25 quarter maintenance bill and subsequently on every quarter basis.

2. That bills for actual water consumption for each flat be raised from Nov 2025 bill to June 25 bill i.e. for 8 months on pro-rata basis in the July 25 quarter maintenance bill and subsequently on every quarter basis.

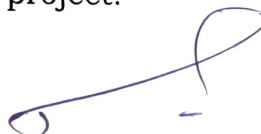
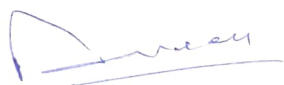
The House, as proposed above by the MC towards water consumption bill, adopted the resolution jointly with one voice.

Agenda No.4 - Floor Area Ratio (FAR) - Taking up FAR Expansion Project & Way Forward: Discussion and Decisions in regard to finally appointing Architect (out of the three) as well as the next steps for the project, including:

- Steps for Statutory approvals from concerned authorities
- Timelines
- Other relevant matters

To take up this agenda, the President requested the Vice President, Shri Arun Jhamb along with Shri Dilip Dixit (B-502), Convenor of the constituted FAR Committee in Special GBM held on 23rd February, 2025.

Before opening the discussions on this agenda, the Vice President, Shri Arun Jhamb welcomed Shri Jaideep Aggarwal, Architect to brief and highlight the broader aspect of the FAR. Before proceeding further, Shri Arun Jhamb, Vice-President apprised the House that during various discussions either through SGBMs and the internal meetings of the FAR committee, no one was satisfied with the earlier Architect, Shri S.P.Garg as he was unable to throw light on each and every aspect of the project and to reply to the queries/issues raised by the House/MC/members, the same does not give desired satisfaction. In response, we explore for better option and contacted two more Architects viz. Shri Nishant Sharma, who is an acquaintance of one of our society member and Shri Jaideep Aggarwal, who is when presently undertaking the same project in Gold Craft Apartments, Sector 11, Dwarka and through various discussions, the entire Management Committee and members of the FAR Committee find Shri Jaideep Aggarwal suitable for this project of our Society and hence, the MC and the Convenor of FAR Committee, Shri Dilip Dixit him to throw light on the various aspects of this project.



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In reply to the query from the House what is the present status of the consents received for this project, the President informed that as earlier informed in the SGBM held on 23/02/2025 the total no. of consents were 68 and presently it is 70 as detailed hereunder:

Category / Block	B (3 BHK)	A1 (3 BHK - PH)	A (4 BHK)	A2 (4 BHK - PH)	Total
A	15	2	2	1	20
B	14	2	3	-	19
C	11	2	4	1	18
D	12	1	-	-	13
Total	52	7	9	2	70

Thus, the consents received for B & A1 categories are 59 out of 70 (2 are unallotted) & A & A2 categories are 11 out of 36.

Before the discussions initiated on the agenda, Shri Suresh Kalra asked the MC if all "unofficial" payments to government authorities are accounted for in the proposal, Shri Parveen Wadhwa, President, immediately clarified and confirmed that the MC does not partake in any cash payments or thereof. All commitments and vendor payments are made through cheque only.

Sh. Suresh Kalra further enquired about the difference between the quotations provided by architect S.P. Garg and the Architect Jaideep Agarwal. In turn, Shri Upender Dangwal got up and approached Sh. Suresh Kalra requesting him to park this question as the Architect Jaideep Agarwal was present in the meeting at the time.

Sh. Parveen Wadhwa, President, also brought to the attention of the House the e-mail sent by Shri Suresh Kalra, with a copy to RCS, prohibiting the MC to call SGBM to discuss the tabled issues. Shri Suresh Kalra also blamed the MC for lack of transparency because he did not get response to his email. He also stated that the ways of working of the current MC lack transparency like similar to earlier MCs to which Sh. Parveen Wadhwa, President, replied that it is the prerogative of the MC under DCS acts and rules to call SGBM as needed to discuss important matters. He also confirmed that MC responds to every e-mail which is considered worthy of a response and committed to responding to Sh. Suresh Kalra's e-mail as well.



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Subsequently, the Vice President requested the Architect, Shri Jaideep Aggarwal and Shri Dilip Dixit, Convenor of FAR Committee to address the House and present the details of project including all aspects.

Before highlighting the project through projector (provided with the courtesy of Shri Sanjiv Verma s/o Shri A.S.Verma, member (B-801), Shri Jaideep Aggarwal apprised the basic concepts of FAR touching to every aspect which clarified almost all the pre-hand queries put up before him to answer.

Subsequently, Shri Dilip Dixit, Convenor, FAR Committee helped the Architect to highlight the project and to understand the FAR concept amongst members, the Architect shared the following sheet (a copy will also be shared through e-mail along with Minutes):

PROPOSED F.A.R AREA CHART FOR CHINAR C.G.H.S.									
UNIT TYPE	F.A.R AREA(SQ.M T.)	NO. OF UNITS	ALLOTTED F.A.R. UNDER UNITS (SQ.MT.)	TOTAL USED F.A.R. UNDER UNITS	% OF USED F.A.R.	TOTAL AVAILABLE F.A.R.(SQ.MT.)	AVAILABLE F.A.R.EACH CATEGORY (SQ.MT.)	AVAILABLE F.A.R.EACH UNIT TYPE (SQ.MT.)	ADDITIONAL AREA PER UNIT WITH COMPOUNDING
TYPE - A	115.70	32	3702.46	11001.96	33.65	14000.576	584.54	18.27	7.36
TYPE -A1 (DUPLEX)	106.72	8	853.76		7.76		134.79	16.85	6.79
TYPE - B	94.08	64	6020.93		54.73	12263.586	950.58	14.85	5.99
TYPE -A2 (DUPLEX)	106.23	4	424.92		3.86	1736.99	67.09	16.77	6.76
		108	11002.07		100.00		1737.00		
						1736.99			

Total circulation Area	1215.158
Existing Lift Area in F.A.R.	46.46

Subsequently, the Total Project Cost was shared before the House, a copy of which was already sent to all the members through e-mail as pre-hand information.

The Architect presented the Project Cost including all parameters step-by-step and resolved each and every query raised by the present members. The said Project Sheet (already shared and will be shared, through e-mail) is shared hereunder:

S.no.	Description	Unit	Area			
1	Plot Area (1.729 Acres)	Sq mt	7000.288			
2	Existing FAR (As per DDA records)		12263.586 (175.18)	(B)		
3	Proposed FAR (Max) (Without Compounding)		14000.576 (200)	(A)		
4	Existing ground coverage (As per DDA records)	Sq mt	1661.397 (23.733%)			

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	6	Additional ground coverage available	Sq mt	1138.718 (16.266%)		
	7	Additional FAR Available (Max) (Without Compounding) (A-B)	Sq mt	1736.99 (24.82)		
	8	Additional FAR Available per Flat (108 Flats) (Without compounding)	Sq mt	16.08	173.08	
	9	Additional FAR area available With Compounding 5% of 14000.576 = 700	Sq mt	700.00		
	10	Additional FAR area available With Compounding per flat (108 flats)	Sq mt	6.48	69.75 (Sqft)	
	11	Additional FAR area proposed for each flat	Sq mt	As per design		
	12	Additional balcony area out of FAR will be available as per plan.	Sq mtr	As per design		
	13	Expenses upto sanction of plans from MCD				
			UNIT	AREA	RATE	AMOUNT
A		Plan submission and other charges =	Sq mt	17591.00	Rs. 10.00	Rs. 1,75,910.00
B		Layout plan submission fee	Acre	1.729	Rs. 10,000.00	Rs. 17,290.00
C		Plan submission fee for completion stage	Sq mt	17591.00	Rs. 10.00	Rs. 1,75,910.00
					Total =	Rs. 3,69,110.00
	14	Followup charges upto Sanction				
	15	Followup Charges 108 Flats	108	Each	Rs. 20,000.00	Rs. 21,60,000.00
A		Signing & submission of files/plans & documents to DDA.				
B		Referral to DUAC				
C		Referral to Fire				
D		NOC from DUAC				
E		NOC from Fire				
F		NOC from DDA				
G		Environment NOC (Applicable only < 20,000 SQ BUA)				
H		Followup charges for completion stage				Rs. 25,00,000.00
						Rs. 46,60,000.00
	16	Architectural fee upto sanction stage. (Including GST @ 18%)	Per Unit	108.00	7,000.00	Rs. 7,56,000.00
					Total =	Rs. 57,85,110.00
						A
	17	Cost of purchase of FAR (Without compounding)	Sq mtr	1736.99	3,632.00	63,08,747.68
						B
		FAR charges W/o compounding per flat (Average Basis) =				58,414.33
	18	Architectural fee for construction stage upto completion. (Including GST)	Per Unit	108.00	8,500.00	Rs. 9,18,000.00
						C
	19	Estimated Cost of Construction				
A		Covered Construction cost without furnishing	Sq mtr	1736.99	19,000.00	3,30,02,810.00
B		Open area balcony (Approx)	Sq mtr	2000.00	17,000.00	3,40,00,000.00

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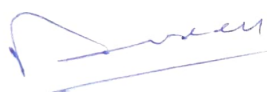
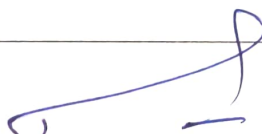
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C	STILT Area	Sq mtr	254.00	16,000.00	4,274,000.00	
D	Cost of external development	Sq mtr	7000.29	300.00	15,00,144.00	
20	Total				7,47,26,954.00	
21	GST @ 18%				1,34,50,851.72	
22	Total Construction Cost including GST			Total =	8,81,77,805.72	D
*REF1	Construction cost per flat (Including GST @ 18%)				8,16,461.16	
*REF1	Labour cess@ 1% of the total project cost shall be borne by the Society / Contractor as per contract agreement.	LS			7,47,269.54	E
*REF1	Environmental Cess@ 1%(CER)				0.00	F
*REF1	Tentative Cost for STP	LS			0.00	G
3	Mandatory expense for PV Solar (Including GST)	Kilo Watt	50.00	60,000.00	30,00,000.00	H
4	Misc Green Building Features	LS			25,00,000.00	I
5	Supervision & allied services required during the construction for 34 months	LS			20,00,000.00	J
6	Preparation & submission of Structural assessment report (Including GST)	LS			3,50,000.00	K
				Total = A+B+C+	10,97,86,932.94	
7	Contingency @ 5%				54,89,346.65	
8	Upto Construction and Completion Stage			Total Effective Cost =	11,52,76,279.59	

1	FAR Charges of Rs. 3632 per Sq mtr are applicable at present. The rates will be applicable as per the notified rates in the MOUD at the time of deposition of FAR charges and compounding charges.
2	Pending dues payable by Society (if any) as per DDA/MCD records will be paid by the Society separately.
3	The cost of construction includes the structural part in the building including exterior finish as per elevation. Furnishing is taken into account. Cost only upto the plaster /flooring screed/electrical conduiting/door / shifting of down take pipes etc. is calculated. The area details as shown are tentative and subject to minor variations at the time of final calculation. Existing structure & sanitary shaft repairs and pending fire fighting works if any are from the scope of work.
4	The cost of construction as adopted is based on the prevalent market rates, however the actual cost will be on the tendered rates received for the subject job.
5	Labour cess@ 1% of the total project cost shall be borne by the Society / Contractor as per contract agreement.
6	The above statutory charges are applicable as per UBBL-2016 and MPD - 2021 and any subsequent revised rates shall be applicable accordingly as the new master plan MPD-2041 shall be effective in near future.
7	The above calculation is based on tentative covered area/ balcony area including compounding area to be finalized by Society Management and may vary accordingly, however rates given are as per estimated present market rates and statutory charges as per UBBL.
8	Cost for Misc. repairs and retrofit works if any will be extra as per site conditions and audit report recommendation.
9	Escalation/ de-escalation in the cost of construction provisions to be kept in the estimates separately.
10	The above total estimated project cost to be proportionately divided amongst the different DU types.
11	Society to activate the entire fire detection and fighting system before applying for NOC to MCD.
12	Fresh soil investigation report will be required for submission to MCD before applying for sanction.
13	The above calculation is based on UBBL-2016 and MPD-2021 and subject to vary if any revision or modification is notified.

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The Architect gave pointed reply to every point and tried to resolve all the queries of the members and almost covered all aspects of the total project cost.

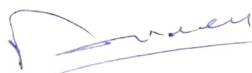
During deliberations, in regard to point no. 3 on page 3 of the Project Cost in regard to mandatory installation of Solar Panel costing Rs.30 lakhs in the Project Cost, it was informed to him that the MC is already under process for the same with 40 KW capacity and the same is likely to be installed within next 2-3 months. The Architect suggested and recommended to install solar panel for capacity of 50MW instead 40 KW. The President informed that presently we will proceed as per the resolution adopted by the House for 40 KW solar panel capacity and if at the completion of the project, it requires 50 KW capacity the same will be enhanced to the same since 60 KW capacity approval had already been taken from the BSES.

Further, in regard to point no. 6 on page 3 of the Project Cost ie Preparation & submission of Structural assessment report (Including GST) amounting to Rs.3,50,000/-, it was made clear to the House by the President that the span of society in existence has completed almost 20 years and it is mandatory on the part of the Society to get the Structural Audit done and submit its report to the concerned authorities. Hence, apart from the FAR project, since it is mandatory charges for the society as a whole, **the said charges of Rs.3,50,000/- approx. will be borne by all the dwelling units** and it does not in any way relate to FAR project.

Since no further query was raised related to the project cost, the deliberations proceeded further about the layout plan and it was requested to 4 BHK flat owners to have direct interaction with the Architect and the Convenor of FAR Committee to understand the layout and explore options, if any, etc. **The options of the lay outs which were displayed on screen will be sent along with the Minutes to be sent through e-mail and not the hard copies since it will make it bulky.**

Thereafter, 3 BHK flat owners were addressed with the available options of the layout and since more or less, all the consented 3 BHK flat owners were already agreed with the layout and no more requirement was sought from them and requested the MC/FAR Committee to proceed further in the matter.

The Convenor of the FAR Committee on behalf of the MC and all present members expressed heartfelt gratitude to the Architect, Shri Jaideep Aggarwal, for his valuable time and expertise for this Special GBM and his



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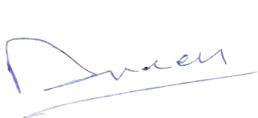
comprehensive presentation on the entire concept of FAR project, proposed layout options for different categories of flats, targeted timelines and stage-wise payment plan which was truly informative and enlightening for approval process as also tried to address the members queries.

After the Architect left, the House was again addressed by the Vice President, Shri Arun Jhamb to come for the conclusion of discussions on this agenda.

First of all, the House was unanimous to engage the services of Shri Jaideep Aggarwal, Architect for FAR project of the society and hence resolved for appointment of Shri Jaideep Aggarwal, Architect.

Further during discussions, some 4 BHK flat owners impressed upon to include them, who already consented and proceed further as society as a whole by bearing the cost of the project amongst all the consented stake holders. There was resistance amongst 3 BHK flat owners and insisted upon to proceed exclusively with Categories B & A2 viz. 3 BHK & 3 BHK pent houses where consents received are $52 + 7 = 59$ out of 70 which is approx. 85% above the simple majority of 51% of total and they will only bear the burden exclusively for their category. There were some heated discussions on this score and it was made clear that 3 BHK & 3 BHK pent houses consented flat owners will bear the entire cost of related to these categories and 4 BHK & 4 BHK pent houses consented flat owners will bear the entire cost of these categories, though their numbers are on lower side ie. around 30% and if they try to enhance the number nearly to 80-85%, then combined efforts will go on for the project. There was one option floated by one member in C Tower that there are 5 consents out of 9 and if they try to enhance the number or agreed to bear the entire cost relates to C tower only which may attract other 4 BHK flat owners in other towers also.

The House was informed that through this SGBM, the main focus was to finalise the name of the Architect so that the process of approval from the concerned authorities may be initiated and during the intervening period the preparation of tendering documents may also be worked out to finalise the engagement of PMS service agency, Contractor for construction work, etc. so that least time be involved in initiation of construction work. Hence, before initiation of engagement of PMS service agency and Contractor, afresh Special GBM will be convened.



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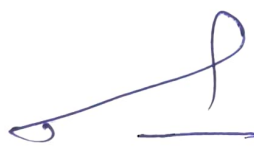
- (i) Further, surpassing the last date for receipt of consents **it is proposed to extend the last date to 31st May, 2025 for receipt of fresh consent from each category** and as suggested the withdrawal of consent by any 4 BHK flat owner is also allowed for which the amount of Rs.11,000/- will be refunded back without any interest.
- (ii) Any fresh consent received from 01st June, 2025 onwards will attract compounding interest @ 18% p.a. from the last date of receipt.
- (iii) It is also proposed that in case of no fresh consents received by the last date i.e. 31st May, 2025, the FAR project will go ahead with the consent holders of 3 BHK & 3 BHK pent house flat owners who will bear the entire cost of the said categories of 3 BHK including 2 unallotted flats which will be call of Management Committee.
- (iv) It is also proposed that as per the suggestion floated from C Tower 4 BHK flat owners the same can be considered in the next convened Special GBM ie after getting all approvals and before initiation of construction work.

The House unanimously with one voice agreed to all the suggestion proposed hereinabove from (i) to (iv) and adopted the resolution as per the Agenda No.4.

The Secretary, Shri Jatin Mittal on behalf of the Management Committee extended vote of thanks to all the participants and to the Convenor of FAR Committee, Shri Dilip Dixit for sparing his valuable time out of his busy official schedule to come to the conclusion of the FAR Project and extending his support to Shri Jaideep Aggarwal, Architect in well-arranged presentation set-up.

The Special General Body Meeting concluded with light refreshment.


(Parveen Wadhwa)
President


(Jatin Mittal)
Secretary