



Home Multi State Co-operative Housing Society Ltd. (Regd.)

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Minutes

Minutes of the meeting of the General body of Home Multi State Cooperative Housing Society Ltd. held on 24th September 2016 at NDCC-II building.

The Chairman welcomed the members present in the 4th General Body Meeting held on 24th September 2016. The following points were discussed as per the agenda sent on 9th September 2016:-

1. Confirmation of last meeting :

The Chairman informed the House that the last GBM was held on 24th August 2015 at NDCC-II Building and the minutes of the meeting were issued on 28th August 2015. The Chairman requested the members to offer their comments/ suggestions/ objections, if any, in this regard. The members present approved the minutes of the meeting unanimously.

2. Audit accounts for the period from 01.04.2015 to 31.03.2016:-

The Chairman informed the members that the audit accounts of the Housing Society as audited by the Chartered Accountant were issued along with the General Body Meeting Notice on 09.09.2016. The Chairman also invited the objections in respect of the accounts of the society, if any. After discussions, the House approved the income and expenditure incurred during the financial year 2015-16.

3. Thereafter, Members raised the following points with the permission of the Chair :

i) Land Position:

Chairman informed the House that as per the Gazette Notification issued on 5th September 2013, the Society purchased 13.9 acres of land in "N Zone". Out of 13.9 acres of land, the 8.33 acres of Land has been given for cultivation (to the Farmer from whom the land has been purchased) so that land may remain safe. The members expressed their anxiety /concern and demanded that the land may be got vacated as early as possible. It was also suggested that Security Guard may be appointed to look after the land in place of handing over it for cultivation. The Chairman accepted the demand of the House and assured that the land will be got vacated.

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As far as appointment of Security Guard to look after the land, the Chairman informed that an additional expenditure will have to be borne by the society. After discussions, no decision was finalized on appointment of Security Guard.

ii) Status of Land Pooling Policy:

The Chairman informed the house that the regulation for operationalization of the Land Pooling Policy was approved on 26.05.2015 by the Ministry of Urban Development but the policy is yet to be operationalized. Even, the Municipal Corporation of Delhi has passed the resolutions in their respective houses and have sent their consents to the Govt. of NCT Delhi for further statutory approvals. The matter is lying pending with the Delhi Government for the last 15 months for declaration of 89 villages as urban villages and 95 villages as Development areas. The Delhi Government has placed its demand to the DDA that 10% of such pooled land may be given to Govt. of NCT Delhi on free of cost basis. The DDA has turned down their demand to hand over them the land.

The Chairman also apprised the members that some un-starred/ starred questions were also raised in the Parliament. It was also informed that a Federation of Housing Societies and Developers in Delhi (Land Pooling Policy) has been formed for early implementation of Land Pooling Policy. The Federation has sent several representations/ reminders to the officers and Politicians of Delhi (Minister for Urban Development, Lieutenant Governor, Vice-Chairman (DDA), Chief Minister, Deputy Chief Minister, Ministers of Govt. of NCT Delhi, Members of Parliament and all the MLAs of Delhi) but no communication/action has been taken so far. The Federation has now decided to organize a demonstration on 30th September 2016 at Parliament Street, New Delhi. All the members present in the meeting were requested to attend the protest march/ demonstration on 30th September, 2016 at Parliament Street.

iii) Withdrawal / resignation of members and refund of money:

The Chairman informed the House that there were 454 registered members during the FY 2015-16. Out of which 24 members have resigned from the Society and they have been paid/ finalized their dues (this has been reflected in the audit report of 2015-16). Now, the Society has 30 vacancies (Total membership is 460. Six vacancies are lying pending from last financial year).

The Chairman also informed the House that at present 12 resignations are lying pending and society has no money to pay them. The Chairman also furnished the detail of the members whose resignations are lying pending for acceptance/ payment. After discussions, it was agreed by the General Body that the withdrawal of membership may be allowed in a sequence manner subject to the availability of the funds or a new member is inducted / enrolled.

iv) Up-gradation/ change of category of flat :

The issue of up-gradation/ change of category of flat (from MIG to HIG, Studio to MIG) was also discussed in the meeting. After having discussion on the issue, it was decided that the category may only be allowed to change with the condition when an individual member pay the difference of amount (as per earlier decision) according to the revised rates.

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

Maya Sati
20/10/16

(Maya Sati)
Secretary