

## SGAOA January 16<sup>th</sup>, 2022 General Body Meeting Details (GBM)

Dear All,

We thank you all for the successful conclusion of 1<sup>st</sup> virtual GBM 2022 held on January 16<sup>th</sup>. This GBM was organized virtually considering COVID protocols and has been attended by **96** residents.

List of Attendees:

**SGAOA Office Holders** (in Blue Cell)

**Ninety six**

SGAOA GBM Attendance 6th Jan 2022		
1. <b>Aamir Ahmad</b>	33. Manish Kumar	65. Rohit Kumar
2. Abhay Singh	34. Manoj Kumar Varshney	66. Rohit Nayyar
3. Abhishek Srivastava	35. Manoj Singh	67. Sachin Gangwar
4. Adhip Verma	36. Manoj Thakur	68. Sachin Kumar
5. Ankush Gupta	37. Mayank Shukla	69. Sandeep Banyal
6. Ansheeta Verma	38. Mishrilal Kushwaha	70. Santosh Kumar
7. Anshul Srivastava	39. Mithlesh Tiwari	71. Sensible Person
8. Arti Chauhan	40. Narendra Kumar Singh	72. Shailendra Singh
9. Atul Anand	41. Neeraj Kumar	<b>73. Shailendra Upadhyay</b>
10. Awadhesh Singh	42. Nitin Varshney	74. Shalini Sinha
11. Baldev Kumar Sharma	43. Om Prakash	75. Sharad Soral
12. CA Ankit Sharma	44. P N Singh	76. Shishir Srivastava
<b>13. Capt.Tapan Kr Chakraborty</b>	45. Pankaj Mishra	77. Shiv Singh
<b>14. Deepak Kumar</b>	46. Peeyush Tripathi	78. Shiva Nand Pathak
15. Deepak Suyal	47. Prabhat Kumar	79. Sumit Khurana
16. Dhiresk Mishra	48. Prabhat Narayan	80. Suresh Prasad
17. Falguni Saha	49. Prafulla Bhosekar	<b>81. Suyash</b>
18. Gaurav Saxena	<b>50. Prashant Kumar Singh</b>	82. Tikaram CHOUDHURY
19. Geeta & Ashish Joshi	51. Praveen Agarwal	83. TK Sinha
20. Geeta Joshi & Ashish Joshi	52. Praveen Antal	<b>84. UK Prasad</b>
21. Harpal Kakar	53. Priyanca Ghosh	85. Unknown
22. Harshwardhan Tiwari	<b>54. Priyaranjan Kumar</b>	86. Vikalp Agarwal
23. Himanshu Pandey	55. Rahul Prakash	87. Vikas Saxena
24. Hira Lal Chaudhary	56. Raj Kumar	88. Vikas Sharma
25. Jay Kumar	57. Rajeew Ranjan Tripathy	89. Vikas Walia
26. Jitendra Singh Chauhan	58. Rajeew Tripathi	90. Vinod Aneja
27. Karuna Nidhan	59. Rajesh Kumar	91. Vinod Tiwary
28. KN Thakur	60. Rajiv Pandey	<b>92. Vipin Jain</b>
29. Krishan Kumar	61. Rakhi Jha	93. Vishnu Sharma
30. Kumar Gaurav	62. Ranjay Jha	94. Vivek Singh
31. Kunal Sinha	<b>63. Ranjit Kishore</b>	95. Yanu Khanal
32. Mahinder Rawat	64. Ravinder Rana	96. Manddeep Abrol

**The Entire SGAOA team has given thanks to the member residents for giving the mandate to serve the society in their best capacity. The SGAOA team has appraised the residents about the progress of work which has been done in the society, post the formation of the new team after 5<sup>th</sup> December 2021. The SGAOA has given its progress report on the below points.**

Saviour Greenisle Apartment Crossing Republic Ghaziabad 201016.

## 1. Work done & Initiatives taken in the last one month.

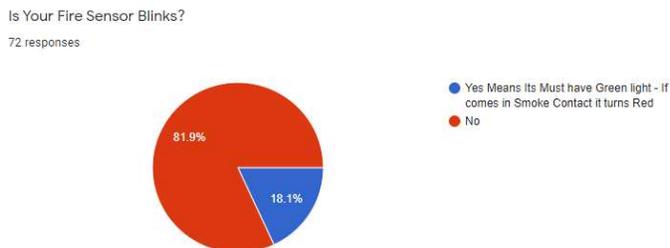
Team SGAOA has Taken various initiative in the last one month and requested the residents to join telegram group <https://t.me/+9R8dCyPc1ps4NzNk> (link for updates ) & <https://t.me/+9R8dCyPc1ps4NzNk> (link for discussion) to get the regular updates /Status on the work done by SGAOA. Some of the key highlights are: -

- (a) Guard Rooms Completion for all the towers except A1 & A2. In Tower A1 and A2 we are still in discussion with maintenance team to get this resolved.
- (b) Painting & Repair of Main Exit and Entrance gate.
- (c) Informed the residents about the assessment done on the condition of building /Parking/lighting/Kids play area etc.
- (d) Visuals (Photos /Videos) given to SBPL about the poor upkeep of building and about the substandard of Construction quality.
- (e) Checking of Fire Installation, service ability and Smoke Detector Checks of individual flats. Status shared with residents and SGAOA has requested Fire safety staff of SBPL to get the check done for all flats one by one. SBPL has been informed about the risk hazards of poor upkeep and maintenance of fire system:

### **Following have been notified regarding fire safety to SBPL**

- External fire work still pending. Fire system is still not completed. (Project pending work).
- Internal Sensors/Wires have not been connected to lobby to many flats. (Maintenance and project pending work)
- Fire sensors still not installed in many flat. Example A8/1704, need to check external as well as internal in each flat/floor/tower. (Project pending work)
  
- Leakage in fire line, fire line pipes rusted. Also need to check thoroughly. (Project/maintenance pending work)
- No fire emergency equipment like (oxygen cylinder, No Lifesaving fire kit, No hammer etc.)

The status online survey is as below.



## 2. Revenue / Financial Status on Commercial contracts.

SGAOA has informed the residents that handover of Axis Bank SGAOA account formalities are in progress. We are in the process of renewing lift contracts and Bill-Board advertisement. The financial statement of the account will be published quarterly (Jan -March 2022).

*Note: Payment of SGAOA audit report for the financial year 2019-20 has not been done by the previous AOA. Team SGAOA has agreed to pay the dues Rs 10000/- (Ten thousand only) to the concerned CA.*

### **3. Status update on SBPL and SGAOA meetings.**

Team SGAOA has updated the residents about the ongoing negotiations with SBPL. We apprised the residents about the progress talks/Conversations/meetings with SBPL. To clarify it better we are quoting SBPL version of minutes of the meeting. This has not been signed off by SGAOA and is under review.

#### **Quoting Minutes of Meeting of SBPL and SGAOA as Written by SBPL not yet signed by SGAOA**

#### **“ 1. PROJECT PENDING WORK**

There are various works which are pending in relation to the project. SBPL & SGAOA took a physical survey of the project and found that few works are still pending & needs completion. SBPL will make a list of the pending works and provide a date for the completion of the pending works. Some of the major works required on priority are: -

- Boundary wall near A-5 tower
- Chimney for the current generator sets (proper height as per existing anti-pollution norms of the government)
- Proper fencing of all transformers
- Streetlights in the driveway area
- Name of the Club
- Pending Railing work in the staircase from Ground floor to basement area.
- Paint & finishing on the structure where the name of the society is written.
- Paint on boundary wall area not earlier painted by the company.

*\*Note: SBPL cited out low maintenance rate for the poor upkeep. We SGAOA requested them to show the Income Expenditure details of the Society which SBPL is yet to produce. The next meeting with builder is scheduled on 18<sup>th</sup> January 2022. It is must to clarify that without the analysis of income & expenditure details SGAOA is not going to take any decision. The residents will be consulted before any such decision*

The below Project Pending list has been prepared by Mr. Amit Gupta Project Manager SBPL

Saviour Greenisle Apartment Crossing Republic Ghaziabad 201016.

Dear Sir,  
 Please find the pending work of SAVIOUR Greenisle.  
 DATE: 10/01/2021

sno	name of work	status
1	signage in basement area drive way	Project
2	white wash in basement	Project
3	guard sitting cabin in each tower	Project
4	Fencing transformer dg area	Project
5	Boundary wall A5 corner	Project
6	DG 750 kva	Project
7	chimney dg sets	Project
8	Fire cutout jalli	Project
9	Boundary wall 2 light a5 corner	Project
10	building paint	Project
a	machine room a5, a8, a9	Project
b	duct wherever balance a1 and a5	Project
c	a9 a8 corner	Project
d	boundary wall mandir park to arch	Project
e	center park basement ventilation cutout	Project
11	Fire pipe painting balance passage and basement	Project
12	Railing balance in a3, a8 ub stair case	Project
13	Aluminium elec, fire, ly shaft in basement	Project
14	seat cover in electrical box in passage	Project
15	tilted pole to be refixed	Project
16	expension joint a5 and a9	Project
17	garbage room plaster and door paint	Project
18	MATERIEL CLEANING	Project
19	SS word in saviour club	Project

(Project)  
 on Progress  
 on Progress  
 on Progress  
 on Progress

(Amit GUPTA)  
 for - SAVIOUR Builders

SGAOA

### DEFICIT IN EXPENDITURE & COLLECTION

SBPL explained to SGAOA that the current maintenance charged from the residents is not sufficient to improve the conditions of the project as well as creating a corpus for the replacement of infrastructure & machineries. SBPL will provide the calculation of the annual collection & expenditure on various heads in relation to the maintenance of the society.

### 3. VENDOR SELECTION, REJECTION & MANAGEMENT

SGAOA has requested that SGAOA shall become part in the selection of Vendor/Agencies associated with the maintenance of the society. SBPL do not have any problem in the same but SBPL will initiate only after the discussion on the deficit in expenditure and collection.

### 4. POOR UPKEEP & MAINTENANCE OF SOCIETY

- SGAOA stated that the society is in poor condition & complete overhaul of the society is required in respect to paint, firefighting system & other repair works. SBPL clearly explained that the society has suffered due to lower maintenance which has not increased ever by the residents. SBPL had raised the same issue previously so many times to the previous AOA body of Saviour Green isle & also provided general information to the other residents of the society.

- SBPL also explained that the non-revision in the maintenance charges will affect the running maintenance services in the society.

#### 5. MAPS OF PARKING ALLOCATION

SGAOA has requested the list & maps of parking slots of the vehicles marked in the basements of the society. SBPL will provide the same to SGAOA on the handover of the operations of maintenance of the society.

#### 6. INSTALLATION OF NEW GENSET

SBPL will install the new genset of capacity of 750KVA in accordance with the rules applicable to installation of genset in the group housing societies.

#### 7. ROAD, FOOTPATH, LIGHTS

SGAOA complained that the approach road from Mahagun Montage to the project is in very poor condition and require immediate repair. SBPL clarified that the various facilities like road, sewer, footpath, lights, security etc. is in the scope of CIPL and CIPL has not provided the maintenance due to non-payment of Township Maintenance Charges from the residents of Saviour Green isle. SBPL also assured SGAOA that both the teams can work together in obtaining facilities from CIPL. TMC charges were payable by the residents to CIPL so that CIPL can provide the maintenance of various services to the residents.

**SGAOA Stand: We have informed SBPL that TMC charges will only be started post completion of the facilities. SGAOA has denied the payment of TMC without availing the full facilities of the township. Further discussion is in progress**

#### 8. PORTA CABINS FOR GUARDS

SBPL agreed on the request of SGAOA that porta cabins shall be provided to the security guards to protect them from the winters.

#### 9. HANDOVER OF OPERATIONS.

SBPL requested SGAOA to obtain the handover of maintenance operations from SBPL. SBPL assured that it shall be the responsibility of the company to procure the completion certificate of the project. SBPL showed its reluctance in continuing the maintenance operations of the society. SBPL has decided to complete the following activities at the time of handover of the maintenance operations of the society to SGAOA: -

- a. Signage with mirrors in both the basements parking & driveway. Basement and main gate entry exit & tower directions.
- b. Working desks for the security guards.
- c. Separate AOA office.
- d. Tower demarcation.

#### AGENDAS TO BE DISCUSSED IN NEXT MEETING with SBPL & SGAOA

- Poor condition of Entire Building including basement and entrance repair & paints.
- b. Poor condition of parks & Horticulture services.
- c. Play Area for Kids
- d. Full-fledged functionality of club including Gym, Sauna Bath, Jacuzzi & Swimming Pool.

- e. Library in current maintenance office.
- f. Sitting arrangement in parks.
- g. Sitting arrangement at reception of every tower.
- h. Current DG Genset conversion on PNG.
- i. Clarification on Electricity Load
- j. Boundary wall repair, paint & barbed wire fencing.
- K. IFMS
- l. Any other point”

**Unquote SBPL**

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**Along with above other points also discussed in SGAOA GBM which are as: -**

**Minutes of Meeting:**

1. There must be Society Pet policy to ensure hygienic condition of parks and premises. It has been agreed upon in the GBM that pet owners must be restricted from defecating their pet within the premises. List of pet owners will be prepared for better management of cleanliness and hygiene. If no further improvement seen fine will imposed post consulting the residents. Pest control and Rat's trapping are the urgent requirements to save further damages to the property.
2. The Fire Pipeline situation is in the deplorable state and it requires immediate attention. It has been agreed in the GBM to put pressure on SBPL to get the fire pipe repaired /replaced as per the requirement. Fire Checks/Audit is must for every flat. The Security Guards must be trained to handle Emergency fire situation. The condition of fire public access system must be in working condition.
3. All Buildings must be repaired & painted by SBPL which includes Corridor tiles, tilted poles, un-plastered walls grills, lights, glass doors where it is required.
4. No Consensus reached on centralized security system and it has been requested to initiate survey on social media platform. The access of lifts/Towers and society cameras must be in sync. This point is still open and will be discussed in next GBM. It has been decided that the residents of Tower A5, A7& A9 should be installed through self-contribution.
5. SGAOA do not encourage commercial activities within the premises. However, it has been requested by the residents to keep one or two daily need shops within the premises as there are no marketplace near the society. Concerns also raised to get one GDA approved daily need shop within the premises of Saviour Green isle.
6. It has been requested that AMC certificates and service certificates must be pasted inside the lifts. Lift Frames and billboards is in progress for the SGAOA revenue generation.
7. Majority of the residents are in view to take maintenance operation in the SGAOA hand with immediate effect as SBPL has shown its reluctance in maintaining the society. The same will be discussed by SGAOA with SBPL.
8. The Place of Kids Swings will be decided by online survey.
9. SGAOA has proposed the development of parking area in the front of Tower A1. Review is in progress to avoid driveway congestion within the premises.
10. Clarification to be taken on the house tax from CIPL and Nagar Nigam. Payment of house tax on individual's discretion.

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11. It has been decided unanimously in GBM that the flowerpots must not be kept hanging outside or top of the balcony as this been observed major safety concern. All Obstructions encroachments must be removed from Lift Lobby and Common area.
12. It has been decided that SGAOA will not compromise on IFMS amount at any cost. The IFMS amount must be securely deposited in the form FD in the Bank as a contingency fund.
13. Electricity Load Clarification need be discussed with SBPL. It has been observed that there have been irregularities on same.
14. RFID – must implemented to streamline the parking issues.

Vote of Thanks: - Mr. Atul Anand ji has given vote of thanks. He appreciated the SGAOA work and thanked residents for their healthy participation in the GBM. He also appreciated the fact that GBM was concluded successfully without any noise.

**Thank You**

**Suyash**

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**General Secretary AOA**

**Saviour Greenisle Apartment Crossing Republic Ghaziabad**

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