

To

January 27, 2015

The President and Managing Committee (MC) Members  
DPS Co-operative Group Housing Society (DPS CGHS)  
DPS Apartments, Plot No. 16, Sector 4  
Dwarka, New Delhi 110 078

CC: Registrar, Co-op. Societies, Old Court Building, Parliament Street, New Delhi 110001

**Subject: Residents' Suggestions to the Managing Committee of DPS CGHS**

Dear Managing Committee Members,

We, the residents of DPS Society, welcome all of you as members of the new Managing Committee (MC) formed in November 2014. We also wish you all the very best to perform honestly during your ongoing tenure keeping the spirit of cooperative concept intact.

We were eagerly waiting for this moment of change with the hope that the new MC team will bring us relief from years of mismanagement of the Society's affairs and resultant distress to us. However, after going through your letter informing us about the Special General Body Meeting on February 08, 2015, we are sorry to state that we have further gone into a state of depression.

We do understand that at this stage you have only listed the agenda points, which are still to be debated in the meeting of February 08, we thought it appropriate to bring them to your notice as the tenor of communication in your letter is highly authoritative as if you have already taken decision on these points without bringing them for an open-minded debate.

Although almost all the agenda points that you have stated in the said document lack intellectual discipline, here we would like to highlight a few points which are extremely disturbing.

**Page 1: Agenda Point No. 02 (4 A): State of Accounts**

You have stated that "the period covered under the report is 01 April 2014 to 31 December 2014" and "The handing / taking over was done in October 2014 and the expenses incurred are routine."

These are vague statements, which do not give a clear picture of the accounts handling. You need to define and implement an end-to-end transparent procedure for spending the money of the Society's members so that the ongoing random decisions to spend money could be stopped immediately.

In this regards, it is important to mention here that mere balance sheets or income-expenditure statements are meaningless in the absence of proper financial procedures and related documents.

So, you are requested to stop giving these vague statements and provide financial details to residents with proper documentation support for the money that you have spent.

**Page 2: Agenda Point No. 04: Water Supply and Bill Payment**

Although you have mentioned that “water bills amount is varying between Rs. 70,000 to 1.3 lakhs,” you have failed to mention whether it's weekly, monthly, or yearly. You need to be extremely careful while compiling such formal and important documents. Particularly, you need to stop this ongoing careless culture in your system where residents' money is involved.

Moreover, when you are mentioning about water charges, you also need to clearly state the procedure for selecting the water vendors and the procedure for measurement of the supplied water.

There could be a likelihood that because of your faulty water measurement procedure, the actual quantity of water that we receive is less than the quantity being shown in your papers.

If this is the case, then residents are getting cheated because they are paying for water that they don't consume. You need to explain this point very clearly.

**Page 5: Agenda Point No. 11: Building Extension, Repair, etc.**

We can understand the objective behind your curiosity to carry out this high-value work. However, we would like to inform you and other members / residents of the DPS Society that you are misleading all of us by giving false information about the building extension project.

The following facts will reveal how you are trying to mislead the DPS Society members:

1. The DDA permission for area extension is only for new group housing societies – not for already constructed buildings like ours. DDA states: “the existing societies cannot be allowed to extend the structures as this would undermine the strength of the building and put people's lives at risk.”

Even for new societies, DDA states: “if even a single flat owner disagrees, the proposal would have to be shelved.”

2. In this regard, the present and the past DPS MCs have been ignoring the advice of Mr. H. L. Kaul who is a qualified civil engineer and resident of our own society (Flat No. 121). Mr. Kaul has repeatedly suggested that the building extension project can be hazardous to residents' health, lives and property.

3. Incidentally, Mr. Kaul is also among the three persons whom the MC has selected to give expert views on this project and now he is also among the seven members of the new MC, which was formed in November 2014. Then why are you ignoring the views of a qualified person like Mr. Kaul and trying to discuss about extension project in the meeting?

4. There are many other reasons which suggest that you should immediately stop even discussing this project, because it's not only hazardous to human lives but it's also illegal.

5. On page 6 (Point V) of the said letter, you have mentioned about “No Obligation Clause” from members who are not interested in this extension project. This is a highly objectionable statement,



as you are trying to impose your ill will on other members of the Society. You are not supposed to use such dictatorial language in your communications.

Why do you expect all residents to accept your disturbing building extension proposal when it involves a whole lot of inconvenience related to construction activity, pollution, hindrance in human movement, and a great risk to healths and lives of children and adults?

6. Moreover, on the same page 6 (Point VI) of the said letter, you have vaguely mentioned about spending Rs. 7 lakh. We want to inform you that you are not supposed to spend even a single rupee

of residents' money without taking formal, explicit permission from all the members / residents of the Society.

7. As the building extension project is illegitimate and wrongful, we also advise you that you should not try to get it cleared from various government departments by using any unlawful methods.

8. Similarly, whatever repair work is needed in the building will be first decided by the three-member committee that you have formed. Then you will get formal approval for the repair work from all the members / residents of the Society while informing us about the process that you would follow for the repair work.

Moreover, we offer the following suggestions for the smooth management of the Society's work.

1. Instead of focusing on projects that involve huge expenses, the DPS Society MC should work to bring social and administrative discipline in the Society. This will include streamlined system for car parking, gardening, children's development activity, cooperative culture, and so on.

2. You need to clearly define and implement the procedures for holding Special General Body Meetings and recording members' views.

Instead of approving or disapproving any agenda point by just asking in the meeting, you must take formal, explicit feedback from the residents / members because the meetings are mostly chaotic and noisy. This is to ensure that only those decisions are implemented that are formally approved.

3. You need to create a Website for DPS Society and put all the information on the Website. The information will include your procedures for accounting, selection of vendors, criteria for vendor selection, each member's name, etc. who approve or disapprove a decision, regular information notices regarding Society functions, etc. This step is urgently required to run the Society in a transparent manner.

As regards Society Website, we would like to inform you about the recent instructions of Delhi Cooperative Tribunal (Government of NCT of Delhi).

The Delhi Cooperative Tribunal says: "Because of absence of transparency in the day to day work of societies by the managing committees, the litigation is on increase. Members of the societies are not aware of the proceedings conducted by the managing committee. This is high time for all the societies to have their own websites."

Although there are many other steps that are required to be taken for the smooth functioning of the Society, for the time being, we request you to consider the points that we have stated above so that we could honestly introduce a true cooperative culture in our Society.

Thanking you,

Members, Residents of DPS Co-operative Group Housing Society, Dwarka, New Delhi 110 078

Flat No.	Name	Signature	Flat No.	Name	Signature
121	ERHLKaul	[Signature]	232	Garban	[Signature]
463	R. RAMKAW	[Signature]	222	V. K. Jaggal	[Signature]
442	S Jaiswal	[Signature]	212	P. P. Malik	[Signature]
412	J. SEHWAJ	[Signature]	163	MAMTA	[Signature]
412	R. DI. BELA	[Signature]	142	Anjana	[Signature]
422	Rajiv Saggi	[Signature]	101	Dr. Bilal	[Signature]
422	Ma Vinod	[Signature]	132	Dr. Anil Singh	[Signature]
422	R. K. Saggi	[Signature]	373	P. Raul	[Signature]
422	Neeta Saggi	[Signature]	401	Anita Bhatnagar	[Signature]
421	Jangra	[Signature]	472	Bhassat Anwar	[Signature]
162	D. K. Pandey	[Signature]	471	Prachi	[Signature]
252	Asha Pandey	[Signature]	233	Nandini	[Signature]
252	K. N. Pandey	[Signature]	421	ANIL NAUTYAL	[Signature]
361	Shilpi Khub	[Signature]	461	ANIL GAND	[Signature]
361	Vipul	[Signature]			
361	Shashi K...	[Signature]			
313	George Varghese	[Signature]			
313	K. V. Varghese	[Signature]			
313	Joseph Varghese	[Signature]			
351	Monika Arora	[Signature]			
333	Deep Shree	[Signature]			