

Tata Primanti Residents Welfare Association (2024 – 26)

Governing Body Minutes of Meeting

Meeting Date	15.06.2025
Day	Sunday
Time	10:00 am onwards
Venue	Estate Office, D Block
Participation Mode	In person & Virtual

Member Presence: -

As per the Bye Laws of the society, an office - bearer/ executive member of the Governing Body shall cease to be an office-bearer or executive member if he/she continuously remains absent from 4 consecutive meetings of the Governing Body.

In Persons No	Member Name	Attendance (Y/N)
1	Ajay Jain	In person
2	Sunil Khanna	In Person
3	Mayank Trivedi	In person
4	Achal Khare	In person
5	Daisy Arora	In person
6	Rohan Sinha	Absent
7	Shweta Sood	Virtual
8	Reny Jain	Absent
9	Ashish Jain	virtual
10	Devesh Jerath	Absent
11	Roshni Brar	Absent
12	Kirti Sharma	virtual
13	Seema Kapahi	In person
Quorum: 09/13 Quorum complete		

MOM Details:

Item	Action Items	Team	Due Date	Status
1	Finalize the MoM of EGM: The minutes were discussed and approved. The same will be circulated to the residents.	MT	15.06.25	done
2	<p>Action to be taken on Audit Note dated 31.05.2025: The Audit Committee has given various recommendations for the consideration of the GB in its audit note pertaining to repair and rental of the transformers in 2023-24.</p> <p>The action taken on these recommendations were decided as under;</p> <p>1. TDHDC to pay TPRWA for the cost of upgradation of transformer from 4000 kVA to 6300 KVA. The matter will be taken up with THDC along with other recommendations of the HOTO committee.</p> <p>2. It was decided to show a cause notice to JLL for their omissions/commissions in dealing with this matter resulting into financial loss to the TPRWA.</p> <p>3. It was decided to stop all business with M/s SK engineering for a period of 02 years.</p> <p>4. Regarding purchase of diesel, the GB acknowledged the observation of audit committee and decided that entire procurement process will be reviewed by the Operation Committee. The committee should suggest various measures regarding streamlining the procurement of diesel and it's a accountal. It was suggested by Kirti Sharma to purchase the diesel directly from Institution Division of IOCL or any other such government organisation. GB agreed with the suggestion and authorised Kirti Sharma to discuss with IOCL or any other Government owned company and take this proposal to a logical conclusion.</p>	MT, AK & KS	31.07.2025	
3	Review of Bye Laws – way forward: The need for reviewing various provisions of bye laws was acknowledged by all the members of the GB present. It was decided to form a core committee comprising Ajay Jain, Mayank Trivedi, Achal Khare and Sunil Khanna to review various aspects of the bye laws needing review and prepare a comprehensive proposal for the consideration of the General Body. It was further decided to seek the suggestions from various residents in this regard which will be considered by this core committee.	AJ, MT, AK & SK	15.07.2025	
4	Finalization of pending RFPs: There are 02 RFPs pending finalisation, one for Golf carts and other for the installation of camera at the basement's doors at the lift lobbies. The offers received against these RFPs need further examination. The decision on these 02 RFPs was accordingly deferred.	AJ, MT & AK	30.06.2025	
5	Court case matter of D block others' land plot: The alleged owner of the other's Land in the block had filed a case in junior division court to obtain permanent electricity connection. The interim application for grant of connection was rejected by the court. She filed an appeal with the court of additional district judge for which the notices were served to TPRWA on 07.06.2025 (Saturday) with the date of hearing scheduled on 09.06.2025 and 08.06.2025 being Sunday. In view of the urgency of the matter, the president and the	AJ & AK	09.06.2025	Finalised

	treasurer decided to go ahead with Mr Uttam Singh Advocate who had contested the earlier case. He was engaged at the same fee of ₹50,000 which he charged in previous case. He appeared in the case and the appeal of alleged owner of the others plot was dismissed. Keeping in view the urgency and the availability of budget provision the GB approved engagement of Mr Uttam Singh Advocate for this case who could achieve the final result in the first hearing itself.			
6	Providing lemon water/ Glucon D for the staff (horticulture, security, and housekeeping) during summer: considering the daytime high-temperature, the GB approved a monthly budget of ₹5000/- to provide lemon water/Glucon D/any other equivalent drink to the field staff working in open area during daytime. This is approved for a period up to 31.08.2025.	SS	05.06.2025	
7	Basement seepage and leakage rectification committee: TPRWA had published notice on NBH on 20.05.2025, inviting residents to join this committee. Total three nominations have been received. GB approved the nomination of following 03 residents to this committee; 1. Chunchreek Singhvi, 2.Arvind Gupta, 3.Shehla Mumtaz. Keeping in view the extent of the problem, GB is of the view that the committee should have larger representation preferably from all the blocks. Accordingly it was decided to again appeal to the residents to come forward and nominate themselves to the committee for effective resolution of this long-standing issue. A notification in this regard is to be issued to all residents on NBH.	AJ, MT, & AK	17.06.2025	
8	Common and block-wise budget: Keeping in view the queries of some of the residents in the recently held AGM, it was decided to carry out an exercise to assess the expenditure on those items which are common to all the blocks (such as transformer, DG set, water supply, STP, clubhouse, Cloud40, etc.,) and other items which are largely block specific (such security, housekeeping, horticulture etc.) depending upon the size of the block. This will help in not only addressing the queries of the residents but a decision may then be taken for the distribution of block wise budget for the block specific items (excluding the budget for common items) depending upon the contribution of the CAM charges from the specific block.	AK & RS	15.07.2025	
9	Reference to the registrar for the collegium system: The bye laws of TPRWA are framed keeping in view the collegium system. As per the approval of the registrar of the societies, the collegium system can be adopted when the membership of the society exceeds 1000. The current membership of TPRWA is 519. Considering that many owners are not residing in the society and rented out their units and quite a good number of flats being owned by the companies, it is quite unlikely that the membership of TPRWA will exceed 1000, since the total number of units in the society are about 1058. It was decided to seek dispensation from the registrar of the society to relax this limit of 1000 to 500 in our case so that we can adopt the collegium system and manage the society affairs more effectively.	MT	20.06.2025	
10	Procurement of a PA system: GB approved procurement of a good PS system with budget not exceeding ₹70,000 for the uses of TPRWA	AJ & DA	20.06.2025	

	and its residents. The PA system can be given to the residents on hire for their personal uses in club premises @ ₹2500/- for 06 hours or part thereof.			
11	Possibility of charging CAM through the Xenius app: Deferred			
12	Procurement of weights for the Gym: To replace the old and worn out weights, a total budget of ₹65,000/- is approved to procure these items.	AJ & DA	31.07.2025	
13	Furniture for the senior citizen's room: The GB was of the view that the entire senior citizen room is required to be revamped. Committee of Ajay Jain, Sunil Khanna and Daisy Arora will examine and put up the proposal for the consideration of the GB along with finances required.	AJ, SK & DA	15.07.2025	
14	Progress/update, if any, on proposal for CAM charges for Villas / EFs/EAs: The treasurer informed that necessary calculations have been done to the extent possible. It was decided to meet the concerned residents for discussion.	AJ & AK	29.06.2025	
15	Status of Ex GB members who joined in sub-committees being in GB: It was decided that those members who were the part of any sub-committee by virtue of being the GB members, and are no more the part of the GB, are required to be replaced by another GB member in the respective sub-committee. It was accordingly decided to nominate Mr Sunil Khanna in security sub-committee in place of Mr Chandan Preet/Mr Navneet Nayyar.	MT & SS	16.06.2025	
16	One time Registration charges from domestic/other helps for face recognition installed at main gates: In order to enhance the overall security of the society, face recognition biometric machines have been installed at the gates to regulate the entry and exit of the domestic helps. It was briefed by the joint secretary (Shweta) that there are many cases where one name is registered 3 to 4 times at present. To streamline this process, it was proposed that at one time fee of Rs 100/- be charged from the respective domestic help for the registration. In case or no entry for six months the registration will automatically get cancelled to avoid any misuse. The GB approved the proposal.	SS	29.06.2025	
17	Exclusive iCloud based storage for preservation of records of TPRWA: it was decided that to purchase space and also create the domain of TPRWA for streamlining the working with Facility Management team and also for preserving the records of TPRWA.	SuK	29.06.2025	
18	Complaint management: The entire system of complaint management is to be reviewed with proper categorisation. It was decided that Mr Sunil Khanna (SuK) and Ms Seema Kapahi (SeK) review and suggest an effective mechanism for monitoring.	SuK & SeK	15.07.2025	
19.	Procurement of ACs for medical room and common room in E block: The GB approved the procurement of four ACs, two for the medical room and two for the common room of E Block.	AJ & DA	15.07.2025	



President



Secretary